



Heath Road, Thorpe End - NR13 5BQ



Heath Road

Thorpe End, Norwich

Step into this SECLUDED DETACHED HOME, occupying approximately 0.20 ACRES (stms), with PRIVATE NON-OVERLOOKED GARDENS and a DRIVEWAY FRONTAGE to envy! Boasting a generous 1602 sq. ft (stms) interior, this property features a substantial driveway leading to an INTEGRAL DOUBLE GARAGE – perfect for storage or EASY CONVERSION POTENTIAL (stp). Inside, the WELCOMING HALL ENTRANCE offers the ideal MEET and GREET SPACE, with two reception rooms provide ample space for entertaining guests - including the DUAL ASPECT 19' SITTING ROOM, and 13' DINING ROOM. The kitchen and separate utility room caters to the chef in you, with potential to OPEN PLAN into the dining room or re-model the garage to create a larger space. With THREE DOUBLE BEDROOMS, this residence offers plenty of room for your family to grow, with an EN SUITE and FAMILY BATHROOM which are ready to be personalised. Extension potential exists over the garage, creating a LARGE MAIN BEDROOM SUITE (stp) - historic planning permission has been approved.

Enjoy the serenity of PRIVATE, NON-OVERLOOKED GARDENS, a rare find in this popular Garden Village, with a LARGE LAWNED AREA and TREE LINED ASPECT.

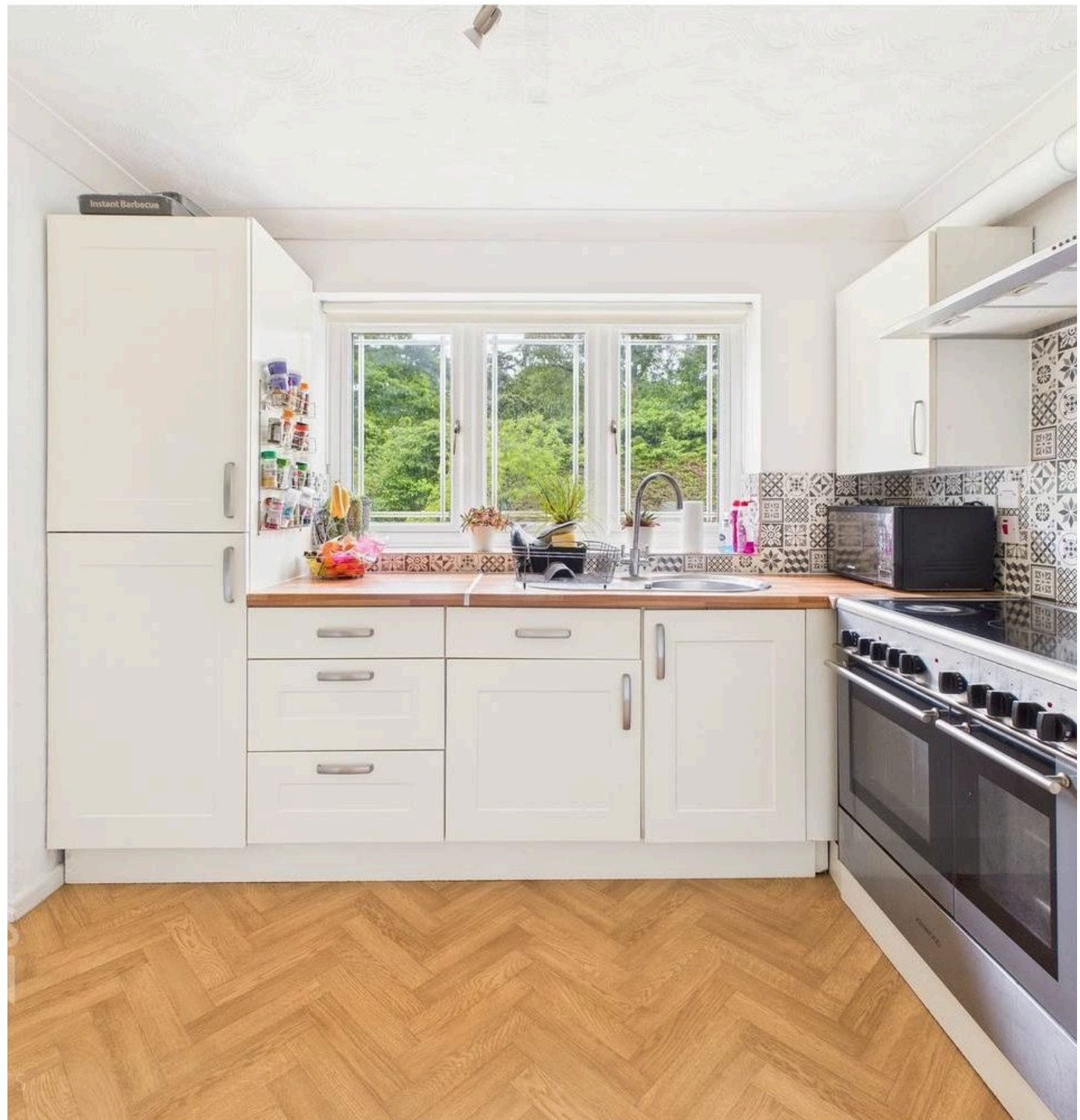
- Secluded Detached Home
- Approx. 0.20 Acre Plot (stms)
- Approx. 1602 Sq. ft (stms)
- Substantial Driveway & Integral Double Garage
- Two Reception Rooms
- Kitchen with Separate Utility Room
- Three Double Bedrooms
- Private & Non-Overlooked Gardens

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

The garden village of Thorpe End is located East of the Cathedral City of Norwich. The village offers a wealth of amenities with a shopping parade, village hall and church. The village is served by regular buses and offers excellent transport links to Norwich and the A47 for access to Great Yarmouth and of course the A11.



SETTING THE SCENE

Approached via a brick pillar entrance, the property is set back from the road and approached via a brick-weave driveway, with sweeping planted borders to both sides. Access leads to the integral double garage, gated rear garden and step to main entrance.

THE GRAND TOUR

Heading inside, the hall entrance is finished with a herringbone style wood effect flooring with stairs rising to the first floor landing and built-in storage cupboard below. Ample space is provided for shoes and coats, with doors leading off to the reception and kitchen accommodation. The main sitting room offers feature wood panelling to one side, with dual aspect windows to front and rear, with French doors opening up to the patio area. Fitted carpet runs underfoot, with ample space for soft furnishings. The dining room sits opposite offering a versatile family or dining space, with front facing window and fitted carpet. The kitchen sits adjacent creating an opportunity to open plan the space, whilst enjoying garden views. The built-in range of wall and base level units offers space for a range style electric cooker with tile splash-backs around the work surface. Herringbone wood effect flooring runs underfoot. The adjacent utility room offers an extension to the kitchen space, with room for laundry appliances and a further range of built-in storage cupboards including a rear facing window and door which lead out to the garden.

Heading upstairs, the carpeted landing includes a rear facing window offering natural light, with doors leading off to the bedroom and bathroom accommodation. The main bedroom enjoys rear facing garden views, fitted carpet underfoot and a feature decor with a door taking you to an en suite bathroom - ready for personalization and updating. The spacious room offers a three piece suite with a shower over the bath, and tiled splash-backs. The two further double bedrooms face the front and rear, with fitted carpet underfoot whilst being served by the family bathroom which is also ready for remodelling. The three piece suite installed, includes a shower over the bath.

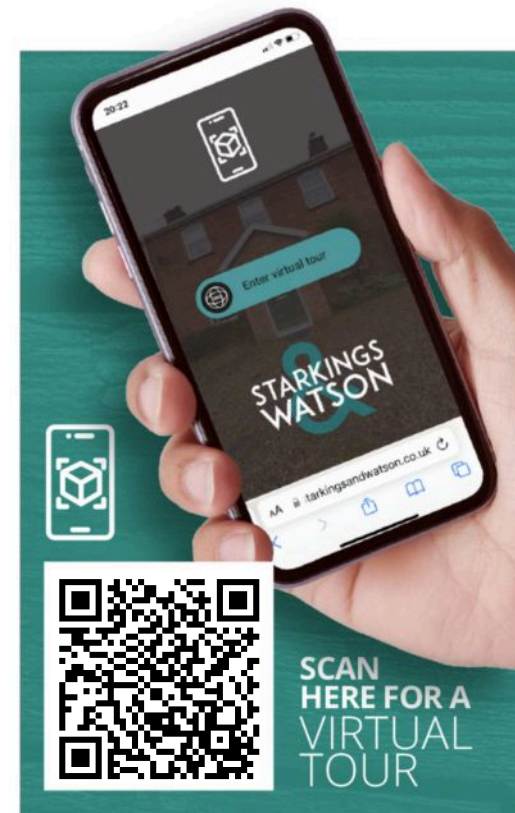
FIND US

Postcode : NR13 5BQ

What3Words : ///bottle.rate.pushy

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

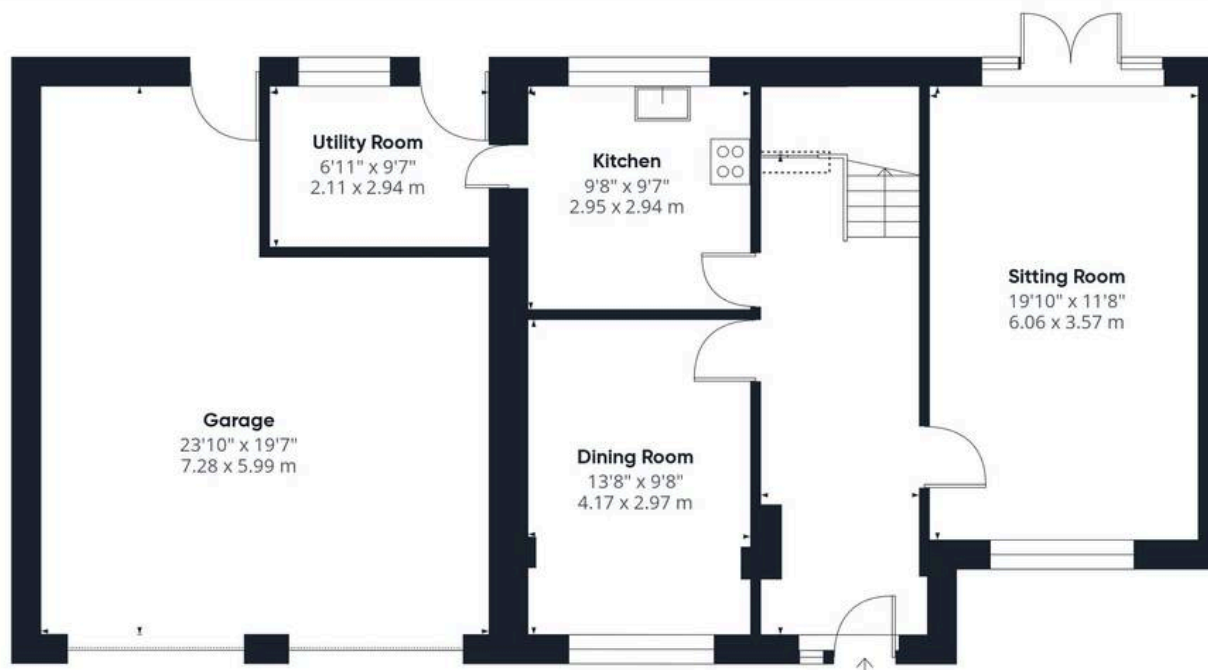




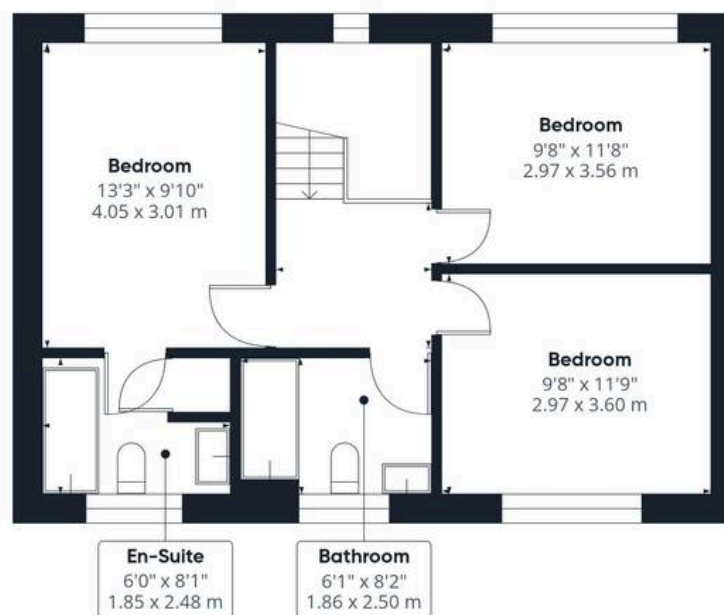
THE GREAT OUTDOORS

The rear garden offers a fully lawned expanse enclosed with timber fence boundaries and brick walling with a rear hedge offering a high degree of privacy. A range of mature planting and shrubbery can be found to the borders with the patio area extending from the sitting room French doors. Gated access leads to the front driveway, with an access door taking you to the integral garage with an L-shaped interior. The garage offers twin up and over doors to front, door to rear, storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1602 ft²

148.9 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.