

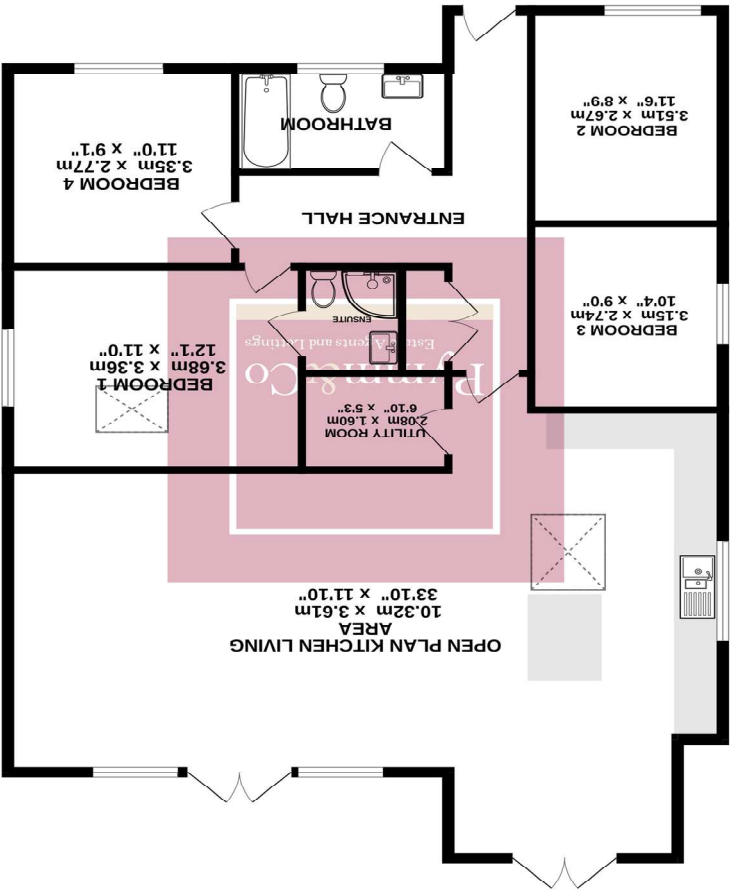
Norwich Office - Sales and Lettings

2-6 Ber Street, Norwich, Norfolk, NR1 3EJ

Tel: 01603 305805

homes@pymmand.co.uk lettings@pymmand.co.uk

This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and dimensions are approximate. They should be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must verify on their own responsibility. Made with Metreplex 6/2025



128.1 sq.m. (1379 sq.ft.) approx.



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Offers in Excess
of £430,000

35 St Andrews Avenue, Thorpe St Andrew, Norwich, NR7 0RG

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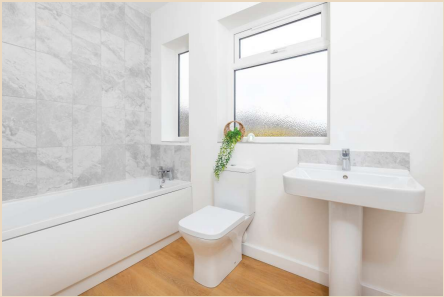



- Prime Thorpe St Andrew location just off Yarmouth Road
- Renovated and refurbished throughout
- Impressive 21'7" open-plan living area incorporating quality fitted kitchen
- * Utility Room
- Four bedrooms and bathroom, with en-suite shower room to principal bedroom
- Double glazing
- Gas central heating & a new boiler
- Shingled front driveway providing ample parking
- Garage with electric door and power connected
- Well established rear garden with extensive patio stepping up to lawns
- Offered with no onward chain
- Ready to move into
- Close to local pubs, restaurants, and cafes
- Good public transport links in and out of the city centre

An opportunity to acquire this substantial four bedroom detached bungalow, beautifully renovated and modernised throughout, set in a prime location. The property offers well laid out and spacious accommodation, starting with an entrance hall featuring a large double storage cupboard. At the heart of the home is an impressive 21'7' open plan living area that incorporates a quality fitted kitchen with integrated appliances, a central island, and a separate utility room, ideal for modern family living and entertaining. There are four generous bedrooms, including a principal bedroom with an en-suite shower room, alongside a well appointed family bathroom. The home benefits from a new boiler supplying gas central heating and double glazing, ensuring comfort and efficiency year round. Outside, a shingled driveway provides ample off road parking and leads to a good size single garage with an electric door and power connected. The rear garden is well established and features a large terrace patio stepping up to lawned areas, enjoying a good degree of privacy, perfect for relaxing or entertaining outdoors. Offered with No Onward Chain, this versatile property would suit a variety of buyers looking for a ready to move into home in a desirable and convenient location.

Location

Situated on the sought after St Andrews Avenue, just off Yarmouth Road in Thorpe St Andrew, East of Norwich this property enjoys a prime location with a wealth of amenities and attractions right on the doorstep. Just a short stroll from the picturesque River Green, residents can enjoy scenic riverside walks, while also being within easy reach of popular local pubs, restaurants, and cafes that give the area its vibrant community feel. Excellent public transport links provide quick and convenient access into Norwich City centre, while road users benefit from easy access to the Southern Bypass and other major routes. Everyday essentials are close at hand with a local supermarket nearby, as well as a doctor's surgery and a full range of schooling options for all ages within the area. Tucked away in a peaceful cul-de-sac, the property offers both tranquillity and convenience, making it ideal for families, professionals, or those looking to enjoy a well connected yet relaxed lifestyle close to riverside charm.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		84
(81-91) B		
(69-80) C		51
(55-68) D		
(39-54) E		
(21-38) F		1
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Please call 01603 305805