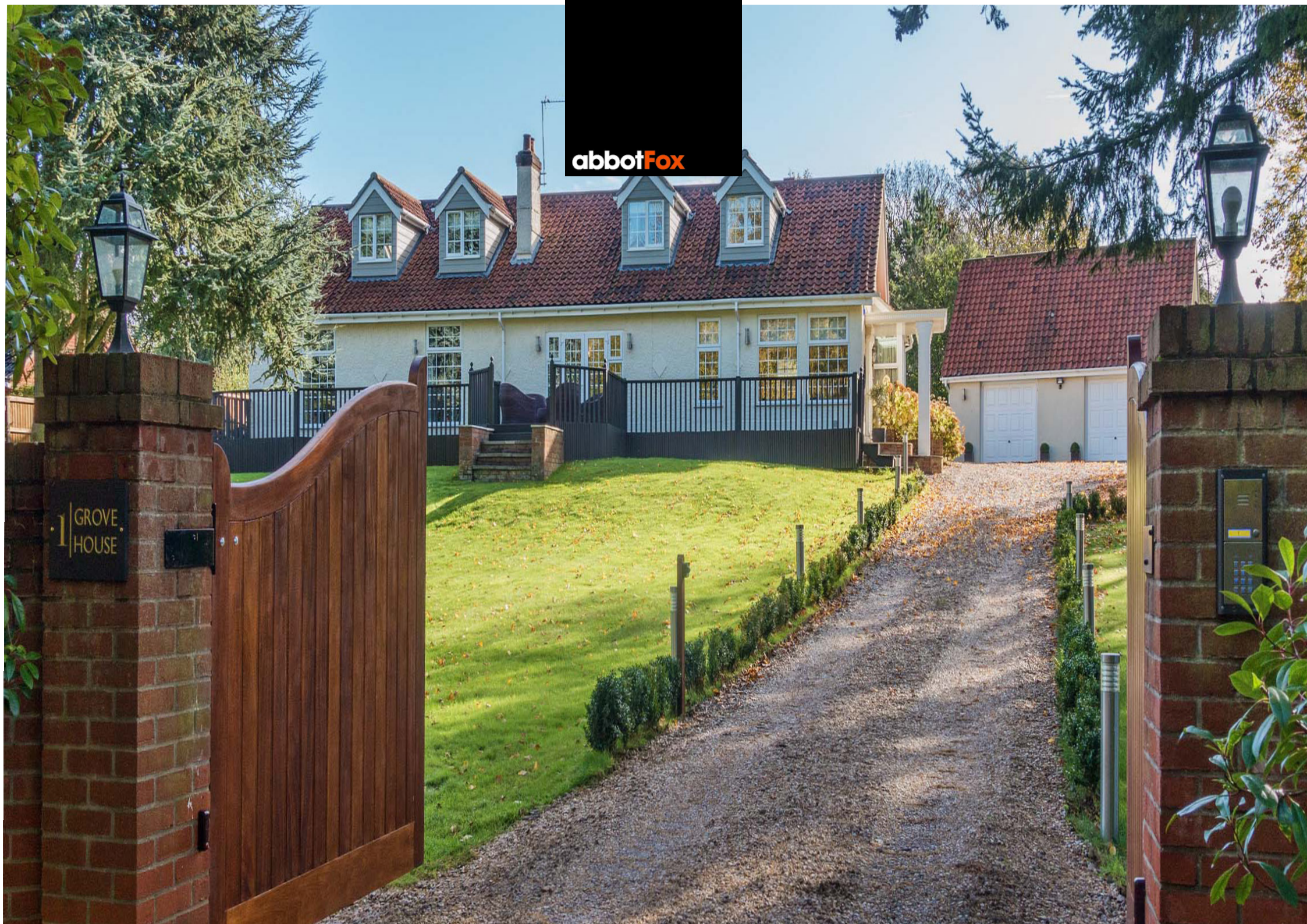


abbotFox

1 GROVE HOUSE



1 Boundary Lane, NR7

An individual and versatile family home situated in a prime location on the edges of Thorpe St. Andrew in a 1.5 acre plot (STMS).

The property itself offers accommodation over two floors. The first floor offers three generous bedrooms and a spacious family bathroom room. Whilst the ground floor provides a bright and stylish finish throughout, with large spacious rooms, ideal for any growing family; comprising a living room, dining room, kitchen breakfast room and boot room. The ground floor also provides two further double bedrooms and a stunning bathroom suite. This area of the home then opens up into the annexe accommodation which currently comprises of a separate entrance / utility area, generous open plan living kitchen bedroom area and a refitted shower room.

The extensive grounds afford a high degree of privacy, with the property occupying a central and elevated position. The automated gated driveway leads to a spacious detached double garage, with room above, prime for an office space or additional living accommodation (STNC).

With the property offering easy access to the A47 and NDR, along with the nearby business park and excellent transport links into Norwich City Centre, properties of this size, calibre and convenience are rarely available. An internal viewing comes highly recommended.



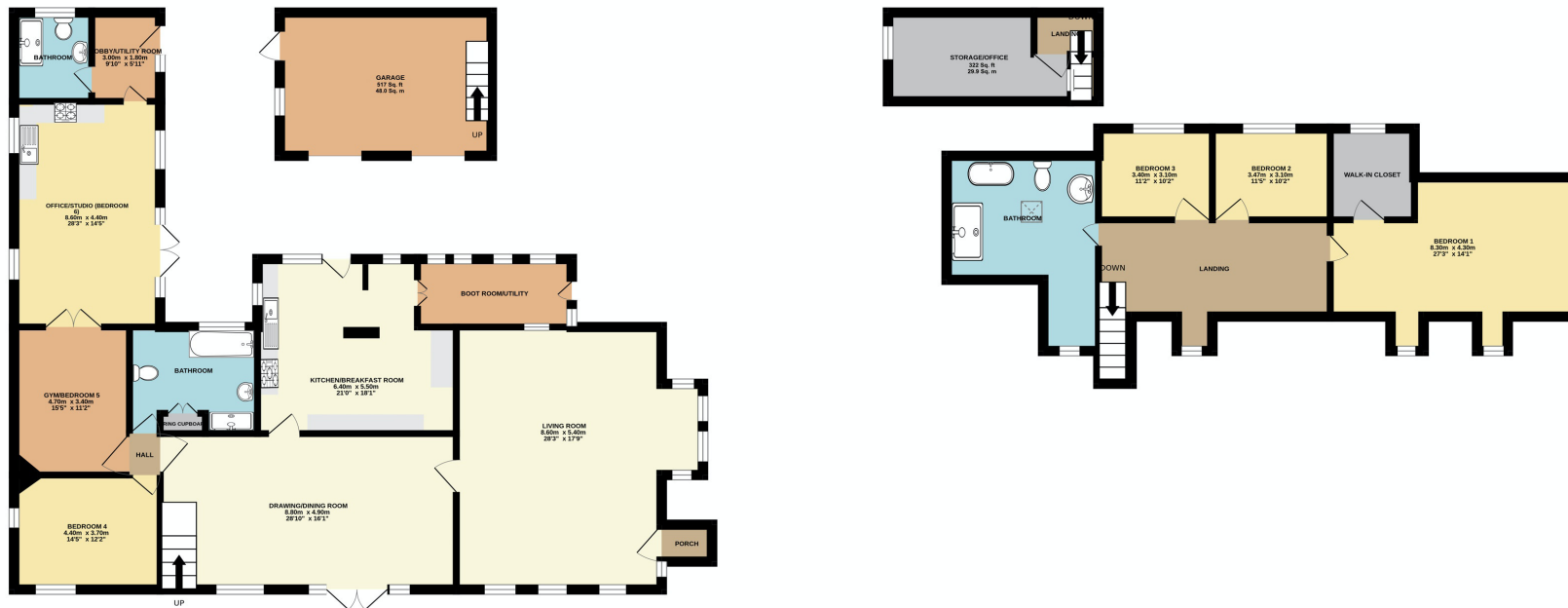
Key Features

- Substantial detached house, totalling 4526 sq. ft of accommodation
- Flexible layout which would suit multi-generational living
- Generous gated gardens, with a 1.5 acre plot (stms)
- Detached double garage (79 sq metres) with potential
- Convenient location, close to Business Park, road links and city centre
- Viewing advised









TOTAL FLOOR AREA 4,526 Sq. ft / 393.4 Sq. m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

The popular suburb of Thorpe St Andrew, situated just three miles east of Norwich City Centre, offers a wealth of amenities including riverside public houses, cafes, restaurants and takeaways, fish & chip shops, convenience stores, butchers, a post office, Bannatyne's Health Club, doctors and dentists surgeries, a veterinary practice and a large Sainsburys supermarket.

The town is within the catchment area for schools of all levels including Thorpe St Andrew High School and Sixth Form which was awarded Outstanding by Ofsted. Thorpe St Andrew is conveniently located to the east of the city with easy access to the A47 Norwich Southern Bypass and to North Norfolk via the Northern Distributor Road.

Regular bus services give quick access to the nearby City Centre and Norwich Train Station making it a perfect spot for commuters.

Local Authority

Broadland District Council

