

abbot**Fox**
Bespoke.



St. Andrews Park, Norwich
Guide Price £475,000 - £500,000

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abbotFox Bespoke is a private office within abbotFox specialising in the sale and letting of some of the region's most exclusive and prestigious properties.

Samuel Le Good | **Head of Bespoke**







THE DETAIL

abbotFox Bespoke presents this exceptional Grade II listed townhouse, nestled within the prestigious St Andrews Park development in Thorpe St Andrew. This distinguished residence seamlessly blends historical charm with contemporary living, offering an unparalleled lifestyle opportunity.

Upon entering, you're welcomed by a spacious entrance hall that sets the tone for the exquisite interiors beyond. The generous sitting room offers a sense of light and space, whilst creating a warm and inviting atmosphere. The open-plan kitchen/diner is a culinary delight, boasting beautiful worktops, integrated appliances, and ample space for entertaining. the ground floor is completed with a study and cloakroom.

The first floor comprises four well-proportioned bedrooms. The principal suite is a sanctuary of comfort, complete with bespoke fitted wardrobes and a luxurious en-suite shower room. The additional bedrooms are thoughtfully designed, offering ample space and natural light, and are served by a well-appointed family bathroom.

The property benefits from access to the stunning grounds, which provide a serene backdrop for outdoor gatherings or quiet reflection. A single garage and off-street parking add to the convenience of this remarkable home.

Situated in the highly sought-after St Andrews Park, residents enjoy the tranquillity of a secluded setting while being within easy reach of Norwich city centre. The development offers beautifully maintained communal grounds. An internal viewing comes highly recommended to appreciate this opportunity.

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THE HIGHLIGHTS__

- Grade II listed townhouse
- Four generous bedrooms
- Stylish and well presented living accommodation
- Garage and off-road parking
- Sought after location
- Viewing advised
- Guide Price £475,000 - £500,000



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Let's talk

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EPC RATING -

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