

FREEHOLD



House - Detached

HENBY WAY THORPE ST ANDREW NORWICH NR7 0LD

Offers In Excess Of

£450,000

FEATURES

- Detached Home
- Large Kitchen/Diner
- Four Bedrooms
- Family Bathroom
- Tandem Garage
- Spacious Lounge
- Conservatory
- Ensuite
- Extensive gardens
- Corner Plot



4 Bedroom House - Detached located in Norwich

Welcome to a peaceful corner of Henby Way, Norwich, this stunning detached family home is a true gem. Set on a generous corner plot at the end of a quiet cul-de-sac, the property offers a sense of privacy and tranquillity, making it an ideal retreat for family life.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient WC. The spacious sitting room provides a perfect space for relaxation, while the well-appointed kitchen and dining room create an inviting atmosphere for family meals. The kitchen seamlessly flows into a delightful conservatory, which opens out to the expansive rear garden, perfect for enjoying sunny days and entertaining guests.

The first floor features a half galleried landing that leads to the principal bedroom, complete with an ensuite shower room for added convenience. Three additional bedrooms provide ample space for family members or guests, complemented by a family bathroom that caters to all needs.

The outdoor space truly enhances this property, offering a versatile area for children to play, garden enthusiasts to indulge their passion, or for hosting gatherings with friends and family.

With its excellent access to local amenities and the vibrant city of Norwich, this home is not only a comfortable living space but also a gateway to a lively community. This property is a must-see and should be at the top of your viewing list. Don't miss the opportunity to make this beautiful house your new home.

Entrance Hall

Double glazed entrance door to front, stairwell with under stair storage space, radiator and doors to lounge, kitchen/diner and wc. Amtico style flooring.

Cloakroom

Sealed unit double glazed window to front. Suite comprising of WC, wash hand basin, part tiled walls, heated towel rail. Amtico style flooring.

Lounge

15'4 x 14'1 max

Sealed unit double glazed windows to front and side, understairs storage cupboard, gas fireplace with marble hearth and surround.

Kitchen/Diner

Fully fitted range of eye and base level units by French Connection with rolltop worksurfaces over, in-set one and a half bowl sink unit, electric oven and electric hob with extractor hood over, integrated dishwasher, radiator, Amtico style flooring, smooth ceiling and coving. Separate dining area to the side that opens to the conservatory.

Utility Room

Range of base and eye level units with worksurfaces over, storage cupboards, sink unit, plumbing for washing machine, window and door to the rear, part tiled walls, radiator, textured ceiling and coving and integrated freezer

Conservatory

uPVC construction with wooden framed roofing, Amtico style flooring, column radiator and double glazed french doors to the rear garden.

Landing

Half galleried landing with doors to all bedrooms and the family bathroom. Radiator.

Principal Bedroom

17'7 max x 15'5 max

Sealed unit double glazed windows to the front and rear, radiator, recessed spotlights and door to ensuite.

En-Suite

Suite comprising of shower cubicle with marble topped vanity units with in-set hand wash basin, WC, heated towel rail, under floor heating, fully tiled walls and floor, recessed spotlights and double glazed window to the rear.

Bedroom Two

14'0 x 8'6

Sealed unit double glazed window to the front, fitted wardrobes, radiator and coving.

Bedroom Three

11'6 x 8'8

Sealed unit double glazed window to the rear, fitted wardrobes, radiator and coving.

Bedroom Four

11'0 x 6'4

Sealed unit double glazed window to the front, radiator and coving

Bathroom

Modern suite comprising of bath with power shower over, marble topped vanity unit, WC, part tiled walls, coving, recessed spotlights, heated towel rail and double glazed window to the rear.





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Outside

The corner plot offers you plenty of space with wrap around garden with large driveway with parking for several vehicles, leading to the garage. Gated side garden which is mainly laid to lawn with a corner terraced seating area, inset shrubs and flowers to the borders with patio closer to the house. Its nicely enclosed with a private feel and is a great space to entertain or simply relax after a busy day.

Garage

34'5 x 7'11

Double length of garage with up and over door, power lighting and single glazed door opening to the garden. The garage also houses the gas fired central heating boiler. The area nto the rear has the potential to be a workshop or maybe a home office.



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Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.



GROUND FLOOR

1ST FLOOR



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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