



Lenthall Close, Norwich - NR7 0UU

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WATSON**

HYBRID ESTATE AGENTS



## Lenthall Close

Norwich

Tucked away in a peaceful CUL-DE-SAC, this IMPRESSIVE DETACHED FAMILY HOME has undergone INTERNAL TRANSFORMATIONS to offer a superb blend of STYLE, COMFORT, and PRACTICALITY. The property features an INTEGRAL GARAGE and has been thoughtfully designed to provide SEAMLESS OPEN PLAN LIVING, ideal for modern family life. The spacious 16' SITTING ROOM flows effortlessly into a bright 12' GARDEN ROOM, with BI-FOLDING DOORS between them and ROOF LIGHTS set within a WARM ROOF ABOVE. French doors lead out, creating a wonderful indoor-outdoor connection. The heart of the home is the EXPANSIVE 26' RE-FITTED KITCHEN/DINING SPACE, complete with SOLID WOOD WORK SURFACES and a BUTLER SINK - with ample space for both every-day meals and entertaining. Upstairs, FOUR WELL-PROPORTIONED BEDROOMS provide generous accommodation, including TWO with RE-FITTED EN SUITE SHOWER ROOMS. There is also a stylish FAMILY BATHROOM and a convenient ground floor W.C. Throughout, the property is beautifully presented, along with a serviced central heating boiler and replacement electric fuse box, offering a move-in ready opportunity for discerning buyers. Stepping outside, the PRIVATE REAR GARDEN is a true highlight. Enclosed by timber panel fencing for privacy, the space is mainly laid to lawn and features a shingle seating area, as well as a raised seating area in one corner - perfect for relaxing or social gatherings. Mature planting lines the boundaries, adding a touch of greenery and year-round interest.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

- Detached Family Home with Integral Garage
- Tucked Away Cul-De-Sac Setting
- Seamless Open Plan Living
- 16' Sitting Room & 12' Garden Room with Bi-folding Doors
- 26' Re-fitted Kitchen/Dining Room with Solid Wood Work Surfaces
- Four Bedrooms
- Two Re-fitted En Suites, W.C & Family Bathroom
- Private Garden with Lawn & Patio Seating Area

The sought after Norwich suburb of Thorpe St Andrew offers a wide range of amenities nearby including local shops, public houses, doctors surgeries, supermarkets and schools. Thorpe St Andrew is only a short walk, car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.



## SETTING THE SCENE

Tucked away at the end of the cul-de-sac, a shared driveway leads to a collection of similar properties, with a hard standing parking area to front, along with lawned gardens on the opposite side of the drive. Ample off road parking is provided for several vehicles, with access to the integral garage, gated rear garden and main entrance door.

## THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring and feature detailing, with stairs rising to the first floor landing and a useful built-in storage cupboard below. Immediately to your left as you enter is the ground floor WC with a white two piece suite including tiled splash backs and wood effect flooring. The main living space sits to the rear with fitted carpet underfoot and a full width range of bi-folding doors, opening up to the garden room beyond. Further bi-folding doors open up to the dining room creating a seamless open plan flow to the ground floor living space if required. The kitchen area offers a newly fitted range of wall and base level units, with solid wood work surfaces and inset ceramic butler sink. Space is provided for a range style cooker with glass splash-back and extractor fan, space for general white goods including an American style fridge/freezer, dishwasher, washing machine and tumble dryer. A door leads to the side whilst French doors lead out to the rear garden with ample space for soft furnishings or a dining table. The garden room extends the living space with roof lights above for natural light and a range of windows to side and rear along with French doors leading out to the rear garden.

Heading upstairs, the carpeted landing includes a built-in airing cupboard, with the main bedroom sitting to the front of the property finished with fitted carpet and twin uPVC double glazed windows to front. A range of built-in wardrobes can be found along with a door to a re-fitted en-suite shower room - finished with a white three piece suite including storage under the hand wash basin with tiled splash-backs, heated towel rail, and large walk-in double shower cubicle with a twin head thermostatically controlled rainfall shower. The second bedroom sits to the rear, complete with fitted carpet and a built-in wardrobe, with a door to a further en-suite which has been re-fitted to include a white three piece suite with attractive tiled splash-backs, shower cubicle with Aqualisa power shower and storage under the hand wash basin.

The remaining two bedrooms are finished with fitted carpet and uPVC double glazing, with one including a built-in wardrobe. Completing the property is the family bathroom which offers attractive tiling and a three piece suite with a heated towel rail.

## FIND US

Postcode : NR7 0UU

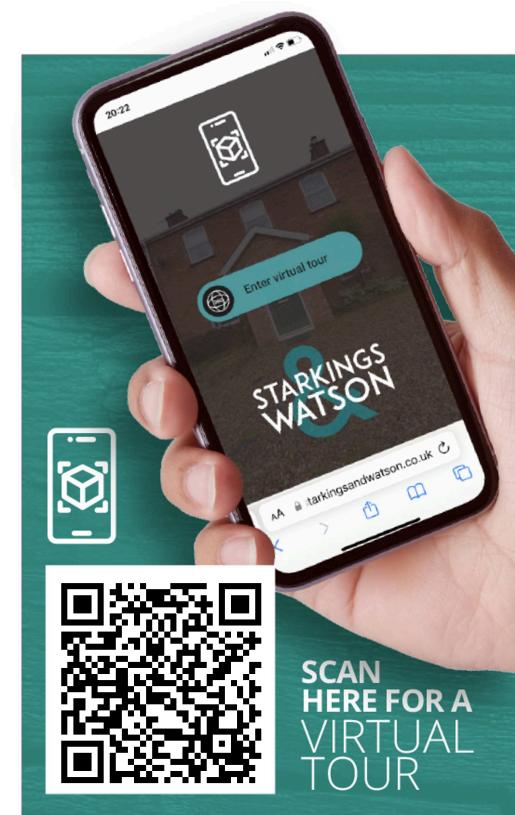
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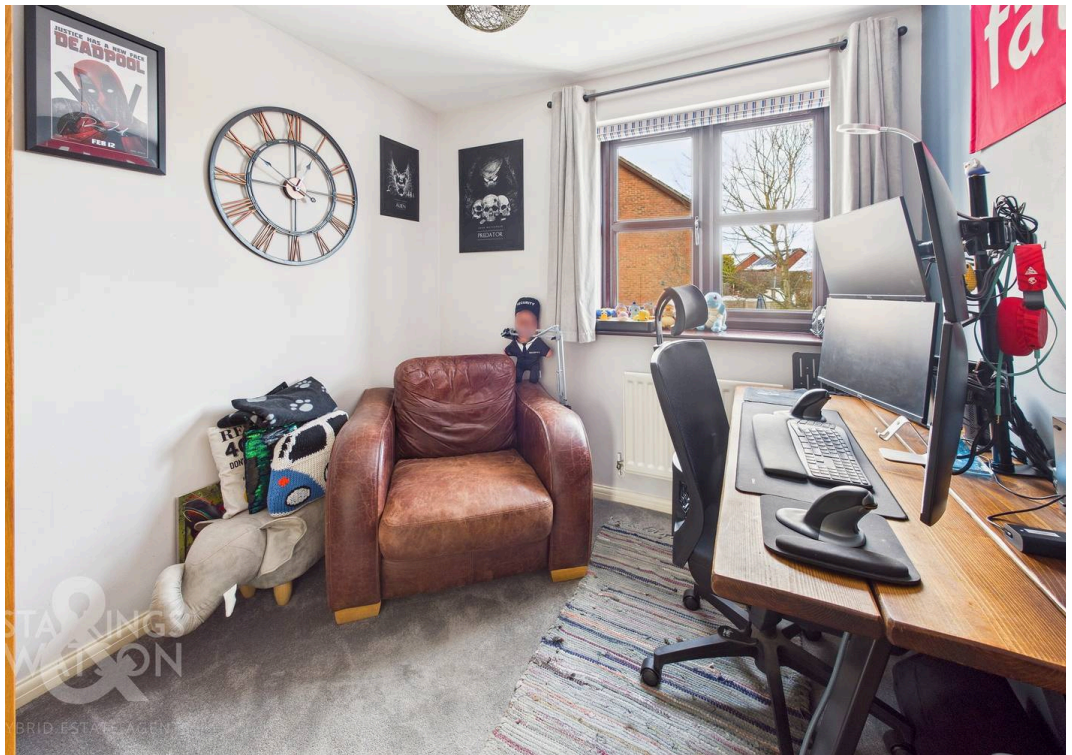
## VIRTUAL TOUR

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

## AGENTS NOTE

The driveway opposite is owned by the property, along with a private garden area. Shared costs for maintenance of the driveway will be due to and from neighbouring properties.



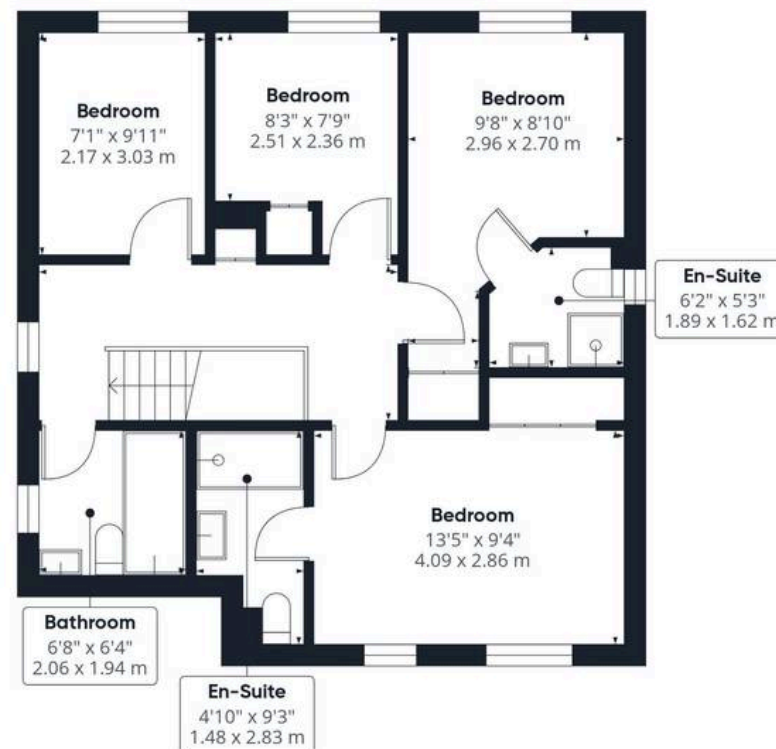
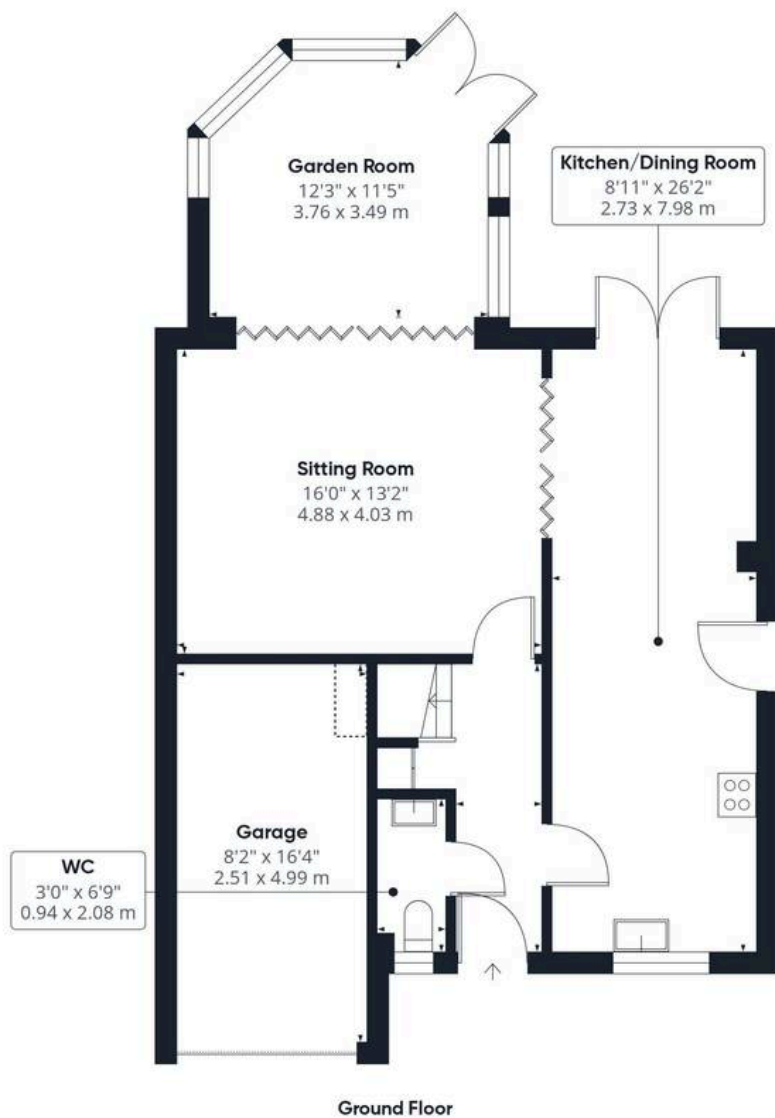




## THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed with timber panel fencing, whilst being laid to the lawn and including a seating area and raised seating area to one corner. A range of mature planting can be found to the boundaries, with gated access to side, outside power points, and a patio seating area leading from the garden room and kitchen French doors. The integral garage offers an electric roller door to front, wall mounted gas fired central heating boiler, power and lighting.





**Approximate total area<sup>(1)</sup>**

1414 ft<sup>2</sup>  
131.5 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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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.