



Church View Close, Norwich - NR7 8QA

**STARKINGS  
& WATSON**

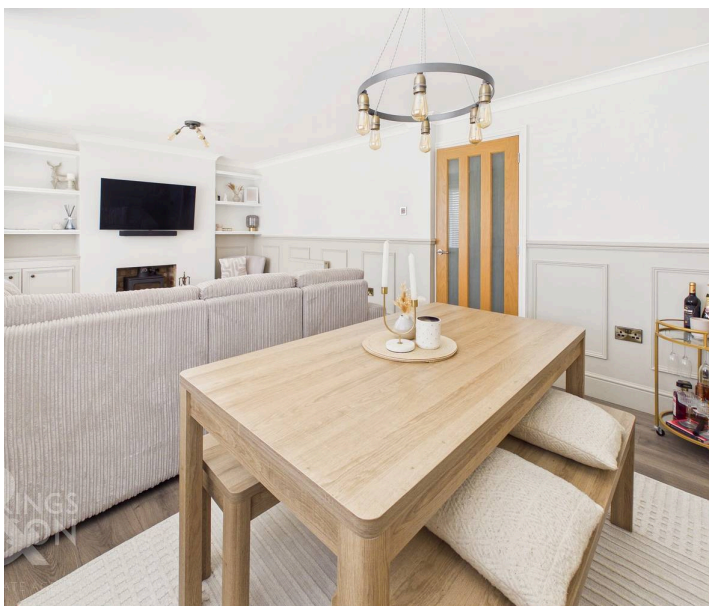
HYBRID ESTATE AGENTS



## Church View Close

Norwich

Tucked away in a QUIET CUL-DE-SAC, this OUTSTANDING SEMI-DETACHED HOME has been FULLY RENOVATED AND EXTENDED to an incredibly high standard, offering a truly TURN-KEY OPPORTUNITY for discerning buyers. Step inside to discover a welcoming entrance hall that leads into a SPACIOUS LIVING ROOM, beautifully finished with high quality fixtures and fittings, and a warm, inviting décor throughout alongside the sleek FAMILY BATHROOM SUITE. The heart of the home is the EXTENDED KITCHEN, featuring INTEGRATED APPLIANCES, contemporary cabinetry, and UNDERFLOOR HEATING with breakfast bar seating space adding the welcoming social atmosphere within the home. Modernised electrics, uPVC double glazed windows, and a newly fitted gas boiler (installed in 2026) ensure efficiency and peace of mind. Upstairs, THREE WELL-PROPORTIONED BEDROOMS provide ample space for family or guests, each thoughtfully designed for comfort and relaxation. Every detail has been considered, from the stylish flooring to the carefully chosen lighting, creating a harmonious flow from room to room.



Externally, the driveway has also been extended with shingle giving ample OFF ROAD PARKING while a LOW-MAINTENANCE rear garden has been thoughtfully LANDSCAPED to offer the ideal space to enjoy the warmer months. This home is ideal for those seeking versatile living spaces and a contemporary finish, with nothing left to do but move in and enjoy.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached Home In A Quiet Cul-De-Sac Setting
- Fully Renovated & Extended To An Incredibly High Standard
- High Quality Fixtures & fittings With An Inviting Décor Throughout
- Extended Kitchen With Integrated Appliances & Underfloor Heating
- Modernised Electrics, uPVC Double Glazed Windows & Newly Fitted Gas Boiler In 2026
- Three Bedrooms
- Landscaped Rear Garden In An Attractive Yet Low-Maintenance Order With Newly Erected Fencing
- Extended Shingle Driveway Giving Ample Off Road Parking



The property is located within the popular suburb of Thorpe St Andrew which is to the east side of Norwich and offers a variety of local amenities, including shops, schools, doctors and dentist surgeries. A regular bus services runs into the city centre and Norwich train station provides daily services to London and Cambridge, whilst also offering good road links to Norwich's City Centre, Ring Road & Broadland Northway.

### SETTING THE SCENE

The property is found towards the end of a private and quiet cul de sac where the current owners have extended the parking space to the front of the home with all new shingle creating multiple off road parking spaces.

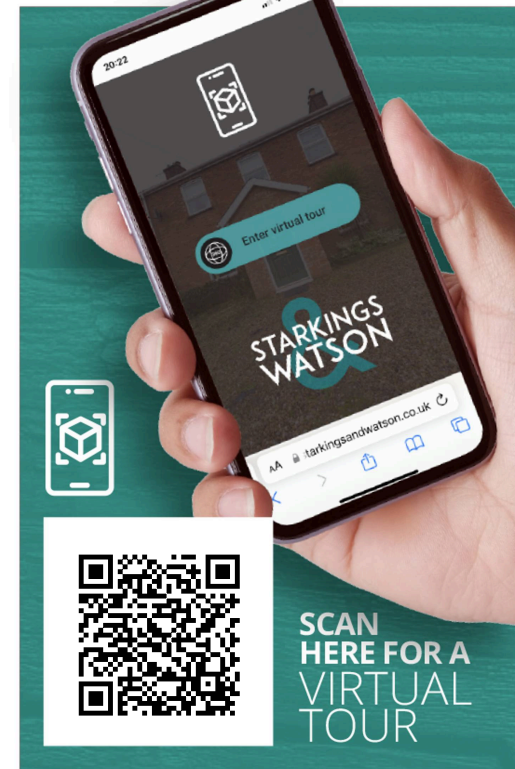
### THE GRAND TOUR

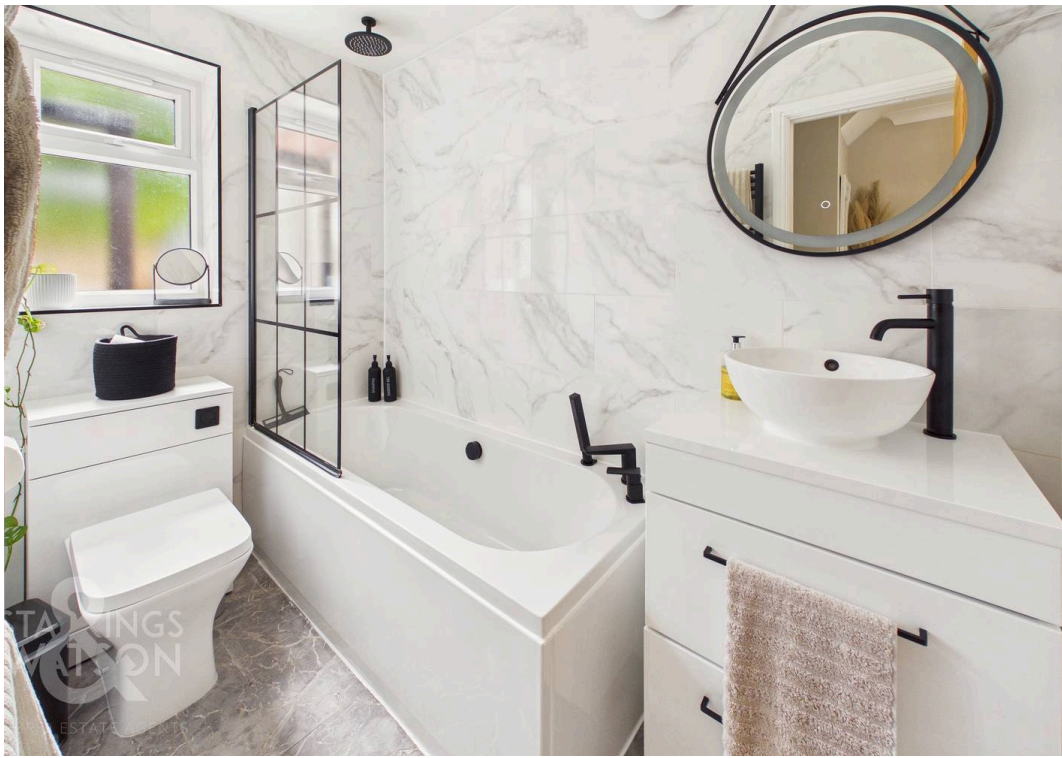
Stepping through the newly fitted composite front door, the central hallway is the first space to greet you laid with attractive hard wearing wooden effect flooring laid in a herringbone pattern. From here the attention to detail and sleek finish become apparent with a well decorated living space running throughout the home. One of many oak internal doors sit directly ahead as you enter creating the ideal storage space with the hallway granting access to all living accommodation on the ground floor. The main living area comes in the form of an impressive 19' sitting room. The space has been completely refurbished with fully replastered walls and ceilings, attractive decorative wall panelling and bespoke storage spaces either side of the chimney breast which houses a cast iron multi fuel burning fire. The open floor space is conducive to both a formal sitting and dining room suite with a potential choice of layout of soft furnishings being available courtesy of the size and layout of the room.

Sat just next to the stairs for the first floor is a modern three piece bathroom suite complete with attractive tiling. The room features a rainfall shower head and glass screen mounted over the bathroom, tall heated towel rail and vanity storage with Bluetooth speakers integrated within the ceiling. Another feature living area within the home comes towards the end

of the hallway with an stunning and fully modernised kitchen. Within the space, a wide array of wall and base mounted cabinetry are on offer including tall ladder style cupboards and integrated appliances to include dual eye level ovens, hob and dishwasher with utility cupboard leaving space and plumbing for further white goods and appliances. Towards the rear of the property a formal extension has been added by the current owners to grow the living space and offer additional breakfast bar seating areas ideal for those who like to entertain friends and family. A skylight has been fitted in this area with careful thought to natural light with clever design features including downward spotlights and a second set of speakers integrated within the ceiling.

The first floor landing splits in each direction to take you into each of the three bedrooms with the larger being found to the left hand side of the landing benefiting from wall to wall, built in mirrored wardrobes and all hard wearing wooden effect flooring. While this space currently functions as a dress room and wardrobe space it would make the ideal double bedroom with a similarly sized room sat just next door to this with an attractive finish and decorative wall panelling. A third bedroom sits just behind this overlooking the rear gardens and currently functioning as a home office space. Whilst this room is serving an alternate purpose it is the ideal double bedroom set upon carpeted flooring.







## THE GREAT OUTDOORS

The rear garden, much like the interior of the home, has been fully modernized and redesigned by the current owners to offer a contemporary feel. The low maintenance garden is attractive in its design with a full range of new timber panel fencing fully enclosing the space large extended patio seating area and artificial lawn with colourful raised planting beds, making this the ideal haven to sit and enjoy the warmer months with friends and family.

## FIND US

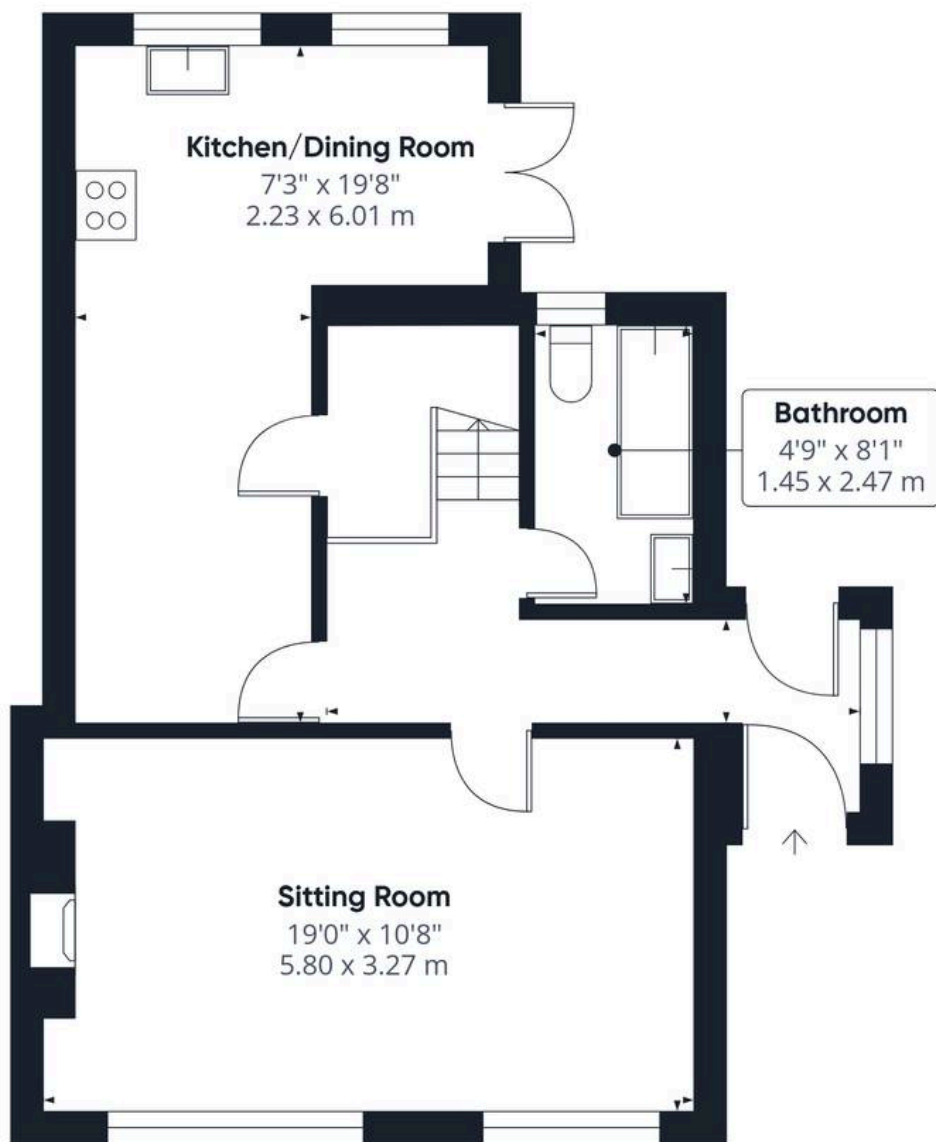
Postcode : NR7 8QA

What3Words : ///oddly.report.risen

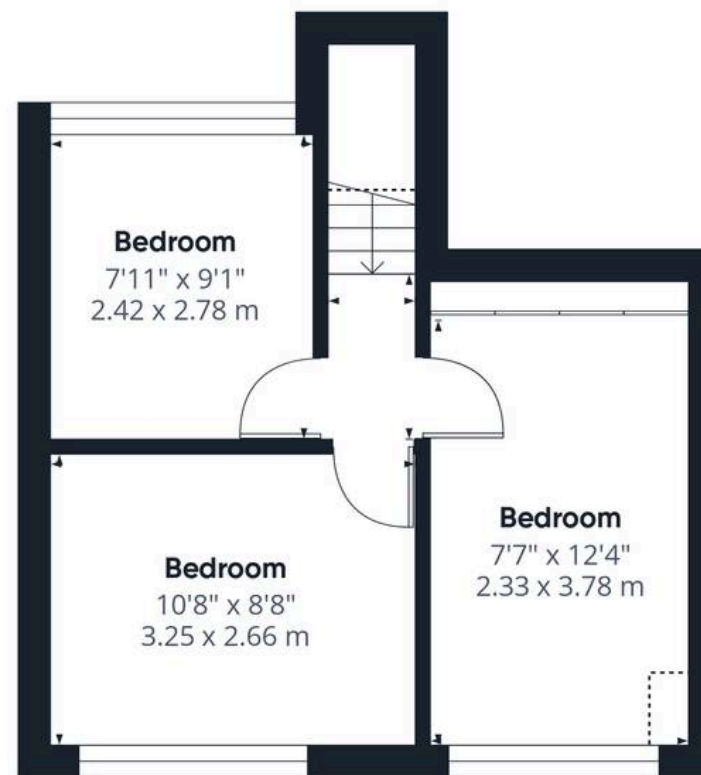
## VIRTUAL TOUR

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





Ground Floor



Floor 1



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

804 ft<sup>2</sup>  
74.7 m<sup>2</sup>

**Reduced headroom**

3 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.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

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