



Green Court, Norwich - NR7 0LQ

**STARKINGS
& WATSON**

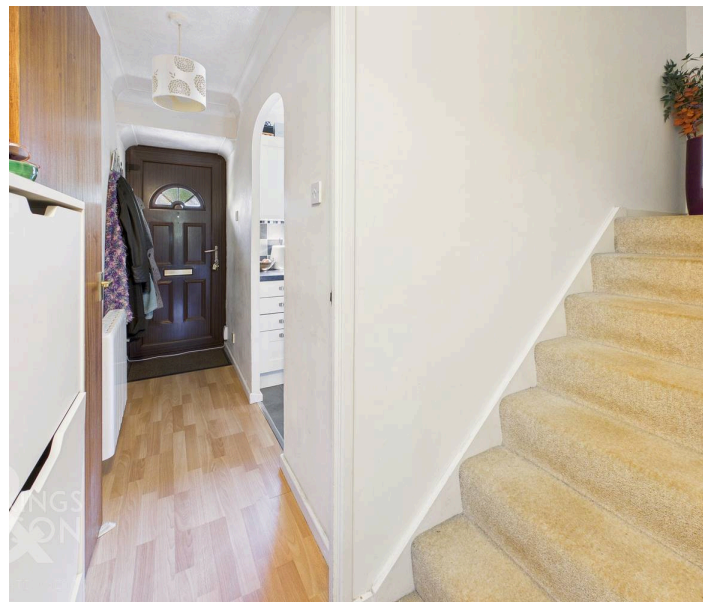
HYBRID ESTATE AGENTS



Green Court

Norwich

Nestled in a QUIET AND TUCKED AWAY LOCATION on the city outskirts, this MID-TERRACE HOUSE offers a wonderful blend of privacy and convenience. Step inside to discover a welcoming entrance hall leading to a SIZEABLE 16' LIVING ROOM, where FRENCH DOORS open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. The spacious lounge is perfect for relaxing or entertaining, and recent SOUND PROOFING to the dominant adjoining wall on both levels ensures a peaceful environment throughout the home. The MODERN KITCHEN is thoughtfully arranged, while a GROUND FLOOR WC adds everyday practicality. Upstairs, the central landing leads to TWO DOUBLE BEDROOMS, both generously proportioned for comfort and versatility, ideal for family, guests, or home working. The THREE PIECE FAMILY BATHROOM is stylishly finished, offering a relaxing retreat after a long day. With a sense of privacy and calm throughout, this home is ready to welcome its next owners.



The rear garden is FULLY ENCLOSED with an attractive yet LOW-MAINTENANCE feel while TWO ALLOCATED PARKING spaces to the front of the home add to the daily practicality.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Mid-Terrace House With Easy Reach Of The Town Centre
- Quiet & Tucked Away Cul-De-Sac Location
- Acoustic Insulation Added To The Dominant Adjoining Wall On Both Levels To Enhance Comfort And Privacy
- Sizeable 16' Living Room With French Doors Opening Onto The Rear Garden
- Two Double Bedrooms From The Central Landing
- Three Piece Family Bathroom & Ground Floor WC
- Private & Fully Enclosed Rear Garden
- Two Allocated Parking Spaces To The Front Of The Home



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

The property is found in a tucked-away location, set back from the street through a public walkway, where the entrance to the home sits with a tiled and pitched awning above. The allocated parking for the property is found within the courtyard to the right-hand side of the street.

THE GRAND TOUR

Once inside, a central lobby is the first place to greet you, granting access to all living accommodation on the ground floor, whilst also offering the ideal place to hang up coats and shoes before heading into the remainder of the home. To your left, a modern kitchen offers both wall and base mounted storage units, with attractive tile splashbacks and integrated cooking appliances to include an oven and hob with extraction above, whilst open worktop space adds to the practicality of the kitchen, with further space and plumbing for freestanding white goods and appliances. Step beyond the stairs for the first floor and handy two-piece ground floor WC, the main living space emerges in the form of a 16' sitting and dining room, offering more than enough space to accommodate a choice of soft furnishings. A handy under-the-stairs storage cupboard adds to further practicality, whilst large uPVC double-glazed French doors and windows back onto the rear garden, helping natural light to penetrate every corner of the room.

The first-floor landing splits in each direction to take you to each of the double bedrooms, with the larger of the rooms being located towards the rear of the property benefiting from sizable built-in wardrobes. Sat between each of the bedrooms is a three-piece family bathroom suite, complete with a predominantly tiled surround, whilst an electric shower and glass screen are mounted above the bath, with a tall heated towel unit to your left. The adjoining wall to the right-hand side of the property on both levels has recently been fitted with soundproofing to further enhance the enjoyment of the home.

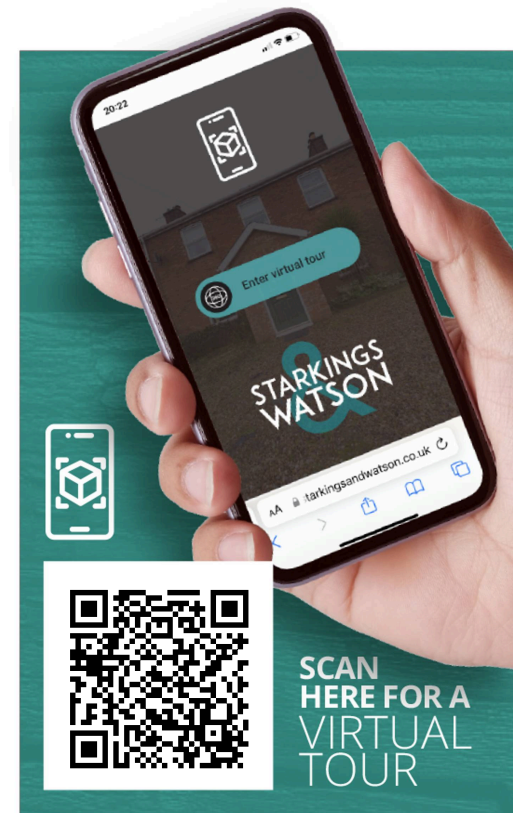
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VIRTUAL TOUR

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



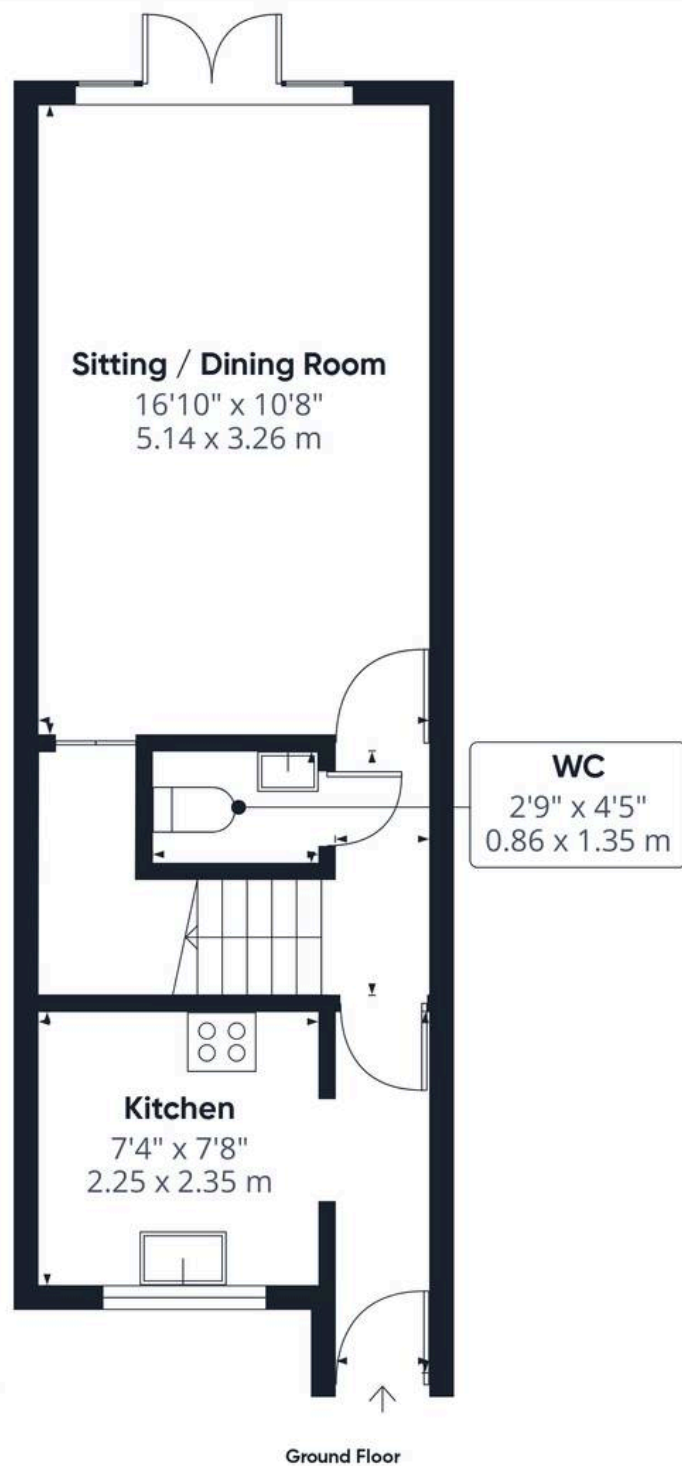




THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low-maintenance condition, where initially a flagstone patio creates the ideal place to place some garden furniture and enjoy the warmer months, whilst shingle reaches out beyond here, creating a neat and welcoming environment with timber panel fencing fully enclosing the space and tall hedgerow backing creating a private outlook.





Approximate total area⁽¹⁾

641 ft²
59.4 m²

(1) Excluding balconies and terraces

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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