



Birkbeck Way, Norwich - NR7 0XY



Birkbeck Way

Norwich

NO CHAIN. Quietly positioned in a SOUGHT-AFTER RESIDENTIAL AREA, this SEMI-DETACHED FAMILY HOME presents an EXCEPTIONAL OPPORTUNITY for buyers seeking a RENOVATION PROJECT with SCOPE TO MODERNISE OR EXTEND (stp). Step inside via the ENCLOSED PORCH ENTRY, perfect for storing coats and shoes, leading into a welcoming HALLWAY ENTRANCE with stairs rising and opening to all ground floor accommodation. The 14' SITTING ROOM offers a comfortable retreat and seamlessly opens to the CONSERVATORY, where PANORAMIC GARDEN VIEWS create a bright and airy atmosphere. The 15' KITCHEN is well appointed with INTEGRATED APPLIANCES and EXTENSIVE STORAGE, complemented by a SEPARATE UTILITY ROOM for added convenience. Upstairs, THREE BEDROOMS open from the landing, each offering versatility for family living, guest accommodation, or a home office, served by a three piece FAMILY SHOWER ROOM. Outside, the PRIVATE GARDEN is FULLY ENCLOSED, whilst to the front, the LARGE FRONTAGE offers DRIVEWAY PARKING for multiple vehicles leading to the GARAGE, opened via an ELECTRIC ROLLER DOOR.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Semi-Detached Family Home
- Ideal Renovation Project Offering Scope To Modernise/ Extend (stp)
- 14' Sitting Room Opening To The Conservatory
- 15' Kitchen With Integrated Appliances & Separate Utility Room
- Three Bedrooms Opening From The Landing
- Private & Enclosed Garden
- Large Frontage Offering Driveway Parking & Garage With Electric Roller Door

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

Set back from the road, the property features a large frontage fully enclosed by timber panel fencing, opening via decorative wrought-iron gates onto a shingled driveway that provides off-road parking for multiple vehicles. An adjacent, low-maintenance shingle garden sits to the side of the home, while the detached garage is accessed via an electric roller door. The main entrance can be found to the front.

THE GRAND TOUR

Stepping inside, the enclosed porch offers an ideal space for storing outdoor wear, including coats and shoes, before entering the welcoming hallway. The hallway features stairs rising to the first floor, with tiled flooring running underfoot and continuing directly into the fully fitted kitchen, which boasts an integrated corner pantry cupboard. The kitchen itself includes a comprehensive range of fitted cabinetry, providing excellent storage alongside integrated appliances such as an oven and a four-burner gas hob, while plentiful worktop space is available for food preparation. A further door opens into a separate utility room, providing plumbing for white goods and direct access to the driveway. The well proportioned sitting room includes carpeted flooring underfoot centred around a feature fireplace, allowing for a range of soft furnishing layouts, with sliding glass doors opening directly into the conservatory. The conservatory offers tiled flooring and provides a versatile extra space for soft furnishings or a home office, with a sliding glass door leading directly out to the garden.

Ascending the stairs to the carpeted first floor landing, loft access is available above alongside an integrated airing cupboard, with doors opening to three well proportioned bedrooms, including spacious doubles. All rooms are served by a well sized, three piece family shower room finished in a wet room style with floor-to-ceiling tiling.

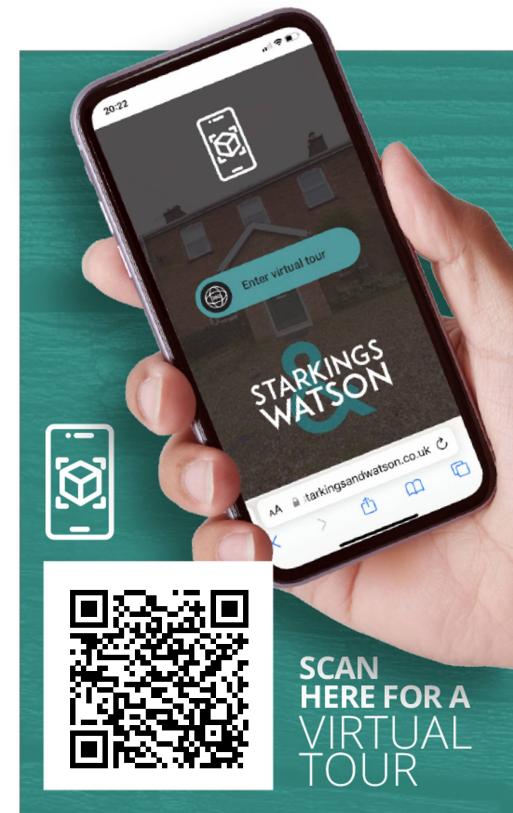
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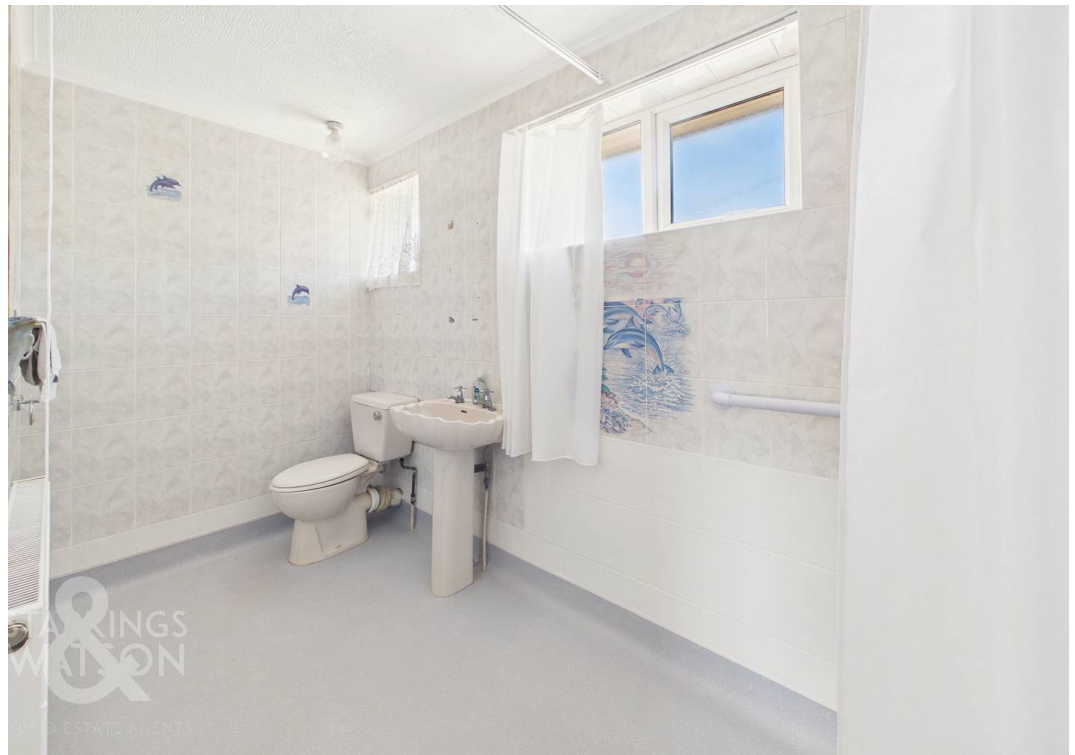
Postcode : NR7 0XY

What3Words : ///ideal.potato.duck

VIRTUAL TOUR

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







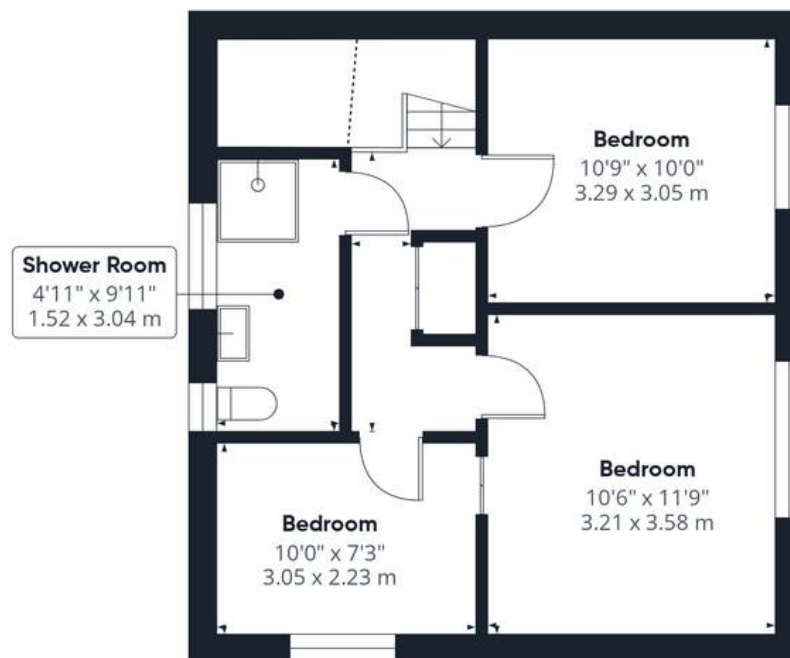
THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and opens onto a substantial flagstone patio, ideal for outdoor furniture to enjoy the summer months. A wrought-iron gate leads down a few shallow steps to the remainder of the garden, which currently houses a greenhouse alongside a shingled area and a hedge-lined border.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

966 ft²

89.7 m²

Reduced headroom

10 ft²

0.9 m²

(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.

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