



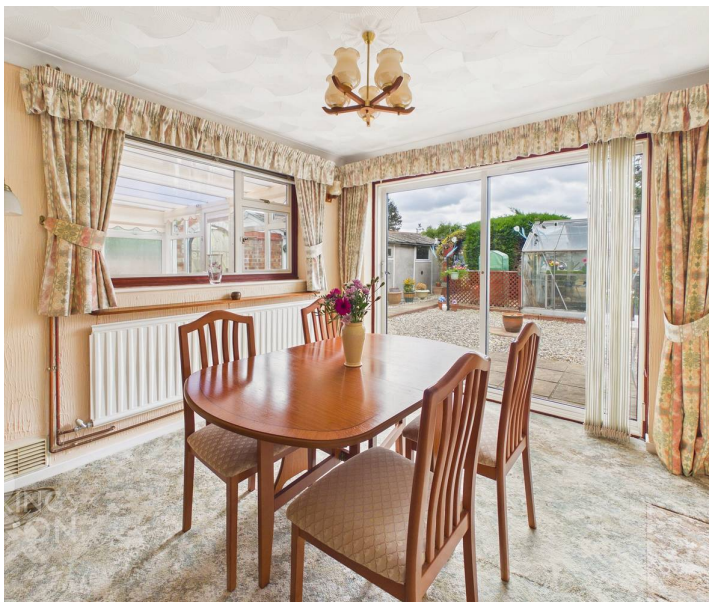
Laundry Lane, Thorpe St. Andrew - NR7 0XQ



Laundry Lane

Thorpe St. Andrew, Norwich

NO CHAIN! This WELL PRESENTED SEMI-DETACHED BUNGALOW offers over 1,030 sq. ft (stms) of comfortable and versatile accommodation, perfectly positioned just a stone's throw from LOCAL AMENITIES, EXCELLENT TRANSPORT LINKS, and a WELL OFSTED RATED SCHOOL/ SIXTH FORM. Step inside via the welcoming HALLWAY ENTRANCE and discover a 23' EXTENDED SITTING/ DINING ROOM, beautifully enhanced by INTEGRATED STORAGE and GLASS DOORS opening directly onto the garden, providing a seamless indoor-outdoor flow. The 12' KITCHEN/ BREAKFAST ROOM is thoughtfully designed with plentiful storage and an open aspect leading into the CONSERVATORY, making it ideal for relaxed family meals or entertaining guests. Two DOUBLE BEDROOMS await, with the MAIN BEDROOM boasting INTEGRATED WARDROBES for convenience and organisation. The property is completed by a three piece FAMILY BATHROOM including a shower over the bath, ample storage solutions throughout, and a layout that ensures both privacy and flexibility for a variety of lifestyles.



The ENCLOSED GATED DRIVEWAY provides secure parking for multiple vehicles, leading to a 25' TANDEM GARAGE/ WORKSHOP perfect for hobbies or as additional storage. The rear GARDEN is a true highlight, LARGER THAN AVERAGE and has been LOVINGLY MAINTAINED and is PRIVATE and FULLY ENCLOSED.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- No Chain!
- Well Presented Semi-Detached Bungalow Offering Over 1,030 Sq. Ft (stms) Of Accommodation
- A Stones Throw Away From Local Amenities, Excellent Transport Links & Well Ofsted Rated School/ Sixth Form
- 23' Extended Sitting/ Dining Room With Integrated Storage & Glass Doors Opening To Garden
- 12' Kitchen/ Breakfast Room With Plentiful Storage & Opening To Conservatory
- Two Double Bedrooms With The Main Bedroom Boasting Integrated Wardrobes
- Larger Than Average Well Maintained Private Gardens
- Enclosed Gated Driveway Offering Parking For Multiple Vehicles & 25' Tandem Garage/ Workshop



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.

SETTING THE SCENE

Set back from the road and elevated from the street, the property enjoys an enclosed frontage framed by low level brick walling and decorative wrought iron double gates, opening onto a spacious driveway providing off-road parking for multiple vehicles. The frontage is predominantly laid to shingle and complemented by an attractive arrangement of potted plants and established shrubs. The driveway continues to the side of the property, leading to the impressive 25' garage/workshop, while the main entrance is accessed via a few shallow steps to the front.

THE GRAND TOUR

Stepping inside, the welcoming entrance hallway provides an ideal meet-and-greet space, with doors opening to all the accommodation. Access above is available to the loft, fully boarded and ideal for storage space. To the rear of the property, the impressive 23' sitting and dining room has been historically extended, creating a generous and versatile living space. The sitting area benefits from carpeted flooring and comfortably accommodates a variety of soft furnishing arrangements, centred around an exposed brick feature fireplace providing a focal point. Beyond, the extended dining area offers ample space for a substantial formal dining table and is flooded with natural light from sliding glass doors opening directly onto the garden patio, creating a seamless connection between the indoor and outdoor living spaces. Adjacent, the fully fitted kitchen and breakfast room comprises a range of wall and base storage units, together with space for appliances including an oven and provision for both a washing machine and tumble dryer.

The generous proportions also allow space for informal dining, while tiled flooring provides a practical finish. A useful pantry cupboard is tucked neatly into the corner, providing additional storage. A further internal door leads into the conservatory, which enjoys attractive views over the garden and offers a versatile additional reception space, equally suited to use for further seating or dining.

Positioned towards the front of the property are two well proportioned double bedrooms. The main bedroom is particularly spacious and benefits from generous integrated wardrobe storage, while the second double bedroom enjoys a front facing bay window and ample space for additional freestanding storage furniture. Both bedrooms are served by a three piece family bathroom, comprising a bath with shower over and benefiting from floor-to-ceiling tiling throughout.

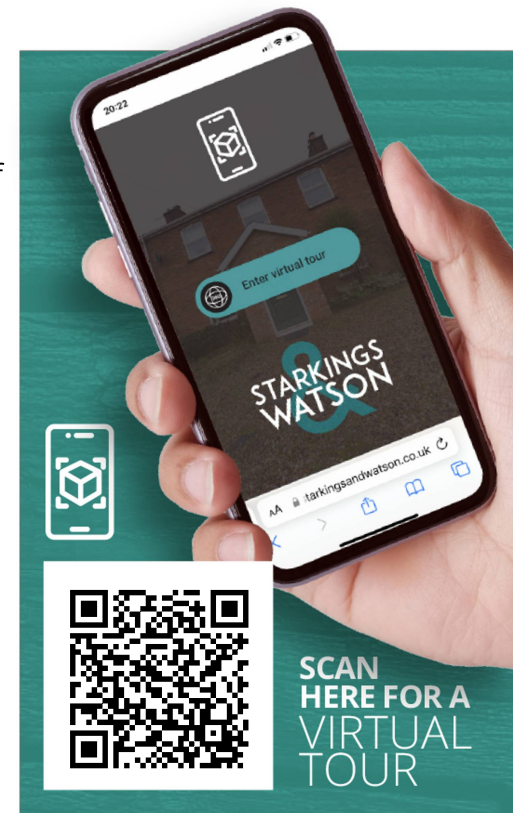
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VIRTUAL TOUR

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



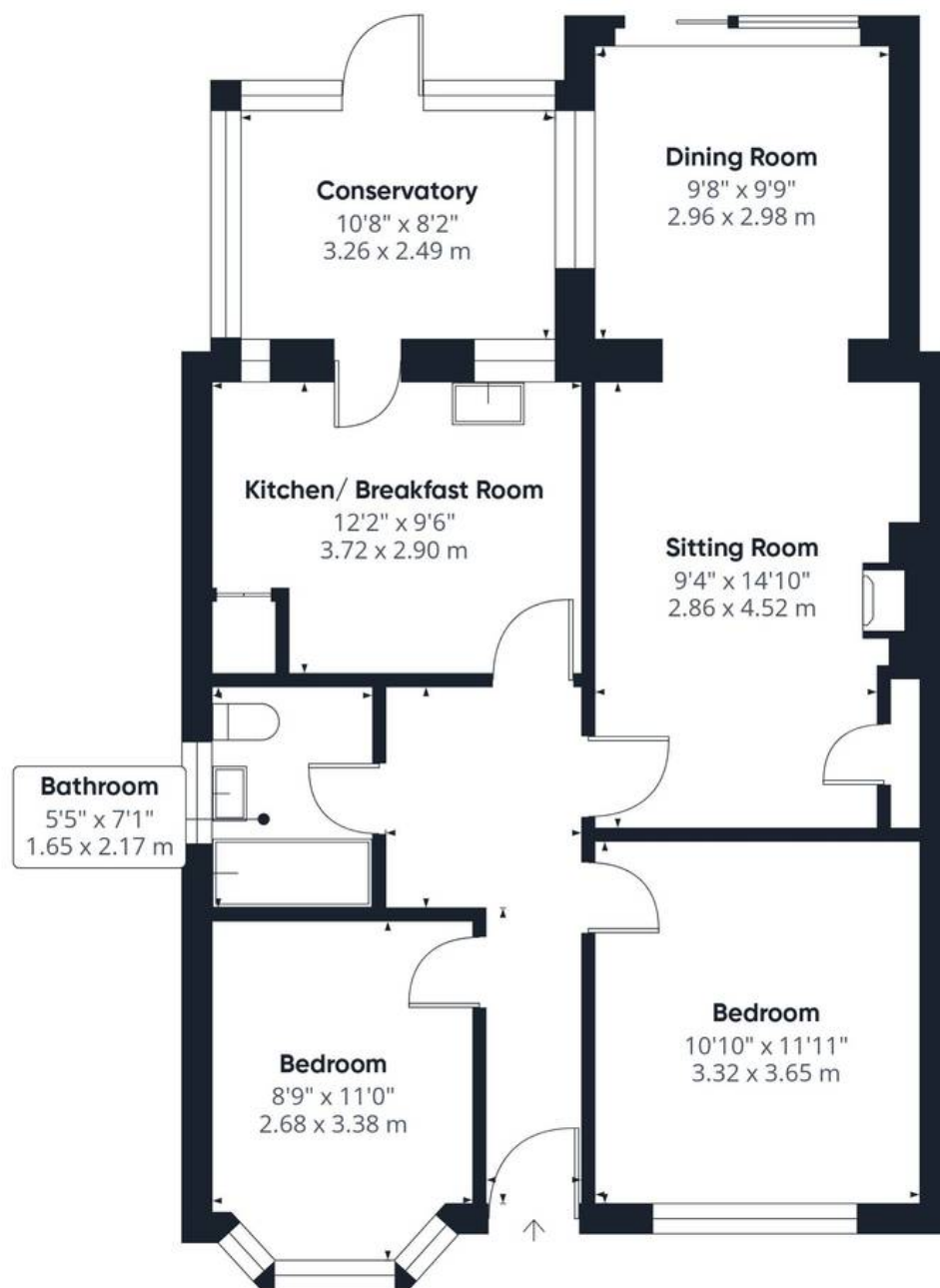




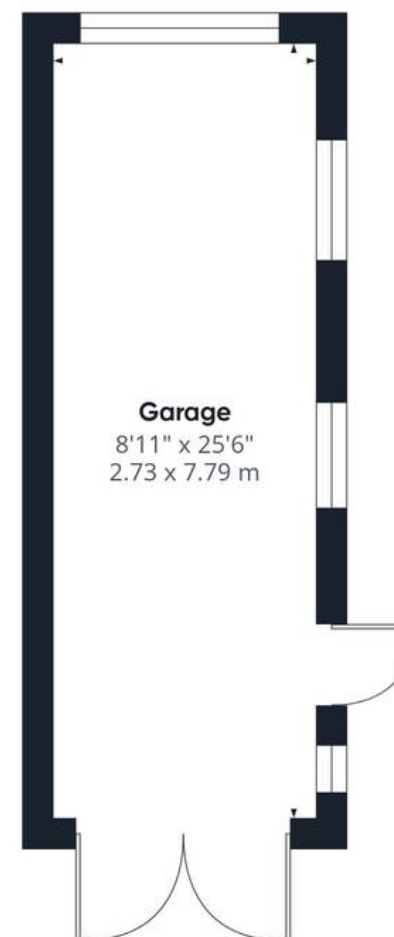
THE GREAT OUTDOORS

With access from both the garden and dining room, the expansive rear garden is fully enclosed with a mixture of timber panel fencing to ensure privacy and peace of mind. From the house, a paved patio and seating area is the perfect space for a morning coffee while decorative gravel stones sit adjacent. A latch and brace gate sit besides the garage/workshop with a secondary door inside for storage while the greenhouse and wooden shed sit Infront of the mature hedging. A archway of greenery lead you into a separate sanctuary with a second wooden shed for excess storage or conversion while the laid to lawn plot surrounds. To the rear raised planting beds are secured by a brick surround while vibrant shrubs and potted plants begin to mature for a tree-lined backdrop. There is further potential to extend the property further into the garden, subject to planning.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1038 ft²
96.5 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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