



St. Williams Way, Norwich - NR7 0AH

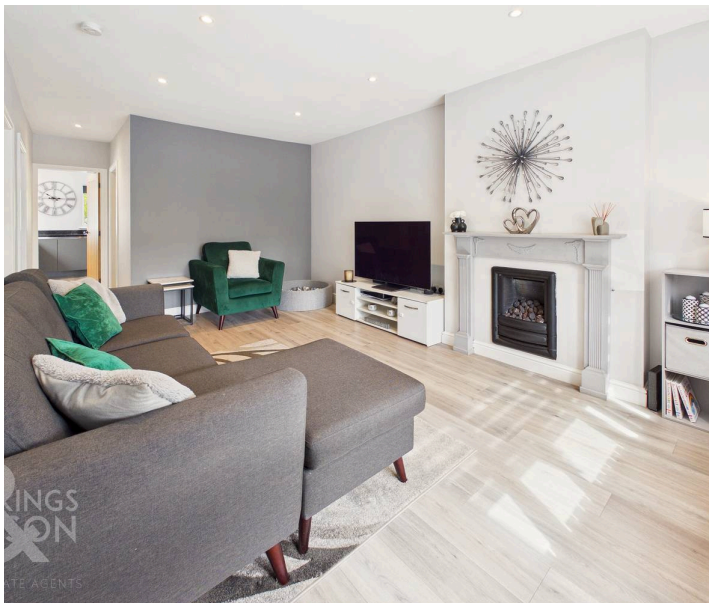
**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS

## St. Williams Way

Norwich

VENDOR FOUND A CHAIN FREE PURCHASE. Step inside this BEAUTIFULLY REFURBISHED TWO BEDROOM SEMI-DETACHED BUNGALOW, where CONTEMPORARY DESIGN and HIGH-QUALITY FIXTURES AND FITTINGS create a truly welcoming home. The property has undergone a FULL REFURBISHMENT, including NEW WINDOWS, central heating, and a CONSIDERABLE EXTENSION, ensuring comfort and energy efficiency throughout. The inviting ENTRANCE HALLWAY leads to a SPACIOUS SITTING ROOM, complete with UPDATED FLOORING and an abundance of natural light, perfect for relaxing or entertaining guests. The heart of the home is the IMPRESSIVE 22' MODERN KITCHEN/DINING ROOM, featuring INTEGRATED APPLIANCES, sleek cabinetry, and ample dining space. Two well-proportioned double bedrooms offer flexibility for families or guests, with the versatile STUDY/DRESS ROOM providing the perfect space for home working or additional storage. The FULLY MODERNISED SHOWER ROOM boasts contemporary fittings and a stylish finish, while every detail throughout the bungalow reflects quality and thoughtful design.



The rear garden is generous in size being FULLY ENCLOSED with a mixture of lawn and patio seating areas with handy outbuildings/sheds, mostly fitted with power while a RE-LAID DRIVEWAY gives OFF ROAD PARKING to the front and side of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Vendors Found A Chain Free Purchase!
- Semi-Detached Bungalow
- Full Refurbishment Including Windows, Central Heating & A Considerable Extension
- Large Sitting Room With Updated Flooring
- Two Double Bedrooms With Versatile Study/Dress Room
- Modern 22' Kitchen/Dining Room With Integrated Appliances
- Generous & Fully Enclosed Rear Garden With Multiple Outbuildings/Sheds With Power
- Re-laid Driveway

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 set back from the street where a low level brick wall gives way to an open shingle driveway with further concrete drive to the side of the home giving parking for multiple vehicles at the front of the home.

## THE GRAND TOUR

A newly fitted composite front door opens into a central lobby granting access to the main living accommodation within the home, laid with all hardwearing wooden effect flooring. Immediately to your left a fully refurbished three piece shower room offers a modern and attractive design with floating vanity storage and all fitted spotlighting in the ceilings with rainfall shower head included with the walk in shower unit. The main living space sits to the right hand side of the central lobby in the form of a 16' sitting room. This space, much like the rest of the home has undergone a complete transformation with all walls and ceilings being completely skimmed, rewiring to include downward spotlights and an attractive décor with large open floor space conducive to a potential choice of layout of soft furnishings. From the sitting room, each of the double bedrooms can be located again with a continuation of the same hardwearing wooden effect flooring and tasteful décor with the main bedroom being more than capable of hosting a double bed with large storage solutions and soft furnishings with another bedroom sat just next door to this complete with modern radiator and all newly fitted uPVC double glaze windows.

A further versatile room sits just opposite this second bedroom currently functioning as a dress room, however making the perfect home office or study area with handy built in storage cupboard. At the rear of the home, the owners have fully extended the kitchen space to include a once dilapidated conservatory room to create a stunning 22' open plan kitchen and dining area. Immediately to the right a wider range of wall and base mounted cabinetry are accompanied by large open worktop spaces with integrated appliances to include a fridge, freezer, oven and hob with

extraction above dishwasher and washing machine. The work surfaces reach out to create breakfast bar seating with large open floor space sat just behind this ideal for hosting friends and family. Above this space a skylight has been added by the current owners with careful thoughts and consideration to natural light with uPVC double glaze windows taking you directly onto the rear garden patio.

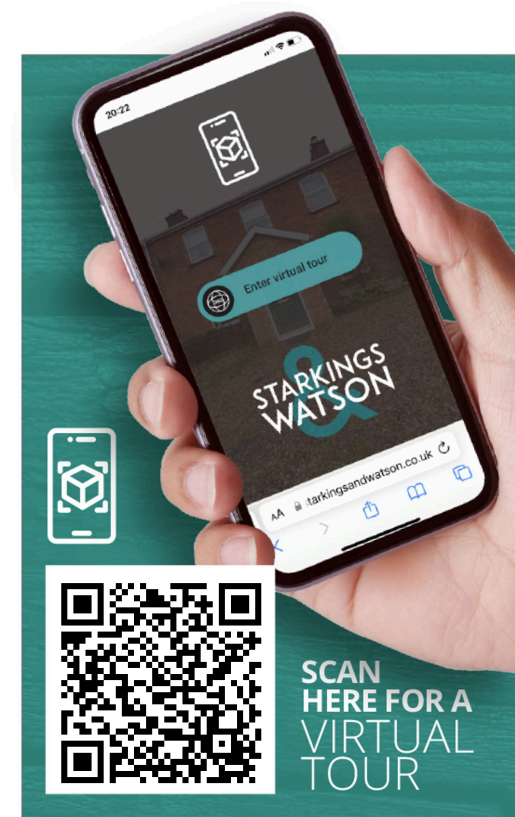
## FIND US

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## VIRTUAL TOUR

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



SCAN  
HERE FOR A  
VIRTUAL  
TOUR





## THE GREAT OUTDOORS

The rear garden is generous in size whilst maintaining a private aspect from every angle while tall hedge borders to the right hand side and mature trees at the back help to fully enclose the garden where initially a patio seating area creates the ideal space to enjoy the warmer months. A multitude of external outbuildings and timber built sheds are on offer for further storage and workshop needs, many of which having their own power supply. A secondary patio sits towards the middle of the garden, with a further quiet seating area at the very bottom giving a very useable and attractive space to enjoy.





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

761 ft<sup>2</sup>  
70.6 m<sup>2</sup>

(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.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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