

Green Lane North, Thorpe End - NR13 5BB

STARKINGS & WATSON

HYBRID ESTATE AGENTS







Green Lane North

Thorpe End, Norwich

NO CHAIN. DETACHED FAMILY HOME IN A SOUGHT-AFTER NON-ESTATE LOCATION, offering approximately 1335 sq. ft (stms) of versatile accommodation on a generous 0.16 acre plot (stms). This spacious property presents an EXCITING OPPORTUNITY TO UPDATE, MODERNISE and EXTEND (stp), making it an ideal choice for those seeking a home to tailor to their own tastes and requirements. The welcoming entrance hall leads to TWO RECEPTION ROOMS, including a BAY FRONTED SITTING ROOM perfect for relaxed evenings, and a flexible second reception ideal for formal dining or a playroom. The 13' KITCHEN is open plan to the DINING/FAMILY ROOM, creating a fantastic social hub, with French doors leading directly outside. Adjacent to the kitchen, a practical utility/porch area provides additional storage and laundry space. Upstairs, THREE WELL-PROPORTIONED BEDROOMS include a principal bedroom with EN SUITE, complemented by a family bathroom and ground floor W.C. The property's layout lends itself to comfortable family living, with excellent potential for further enhancement or reconfiguration (subject to planning).

The rear garden is a true highlight, enclosed within TIMBER PANEL FENCING and mature hedging for privacy and security. A MAIN LAWNED EXPANSE provides ample space for children to play or for keen gardeners to create their dream landscape.

Council Tax band: E
Tenure: Freehold
EPC Energy Efficiency Rating: D

- No Chain!
- Detached Family Home in a Non-Estate Location
- Approx. 0.16 Acre Plot (stms)
- Approx. 1335 Sq. ft (stms) of Accommodation
- Potential to Update, Modernise & Extend (stp)
- Two Reception Rooms including the Bay Fronted Sitting Room
- 13' Kitchen Open Plan to the Dining/Family Room & Adjacent to the Utility/Porch
- Three Bedrooms, En Suite & Family Bathroom

The garden village of Thorpe End is located East of the Cathedral City of Norwich. The village offers a wealth of amenities with a shopping parade , village hall and church. The village is served by regular buses and offers excellent transport links to Norwich and the A47 for access to Great Yarmouth and of course the A11.



SETTING THE SCENE
Set back from the road and approached via a shingle driveway, ample off road parking and turning space can be found, with gated access leading to the rear garden.

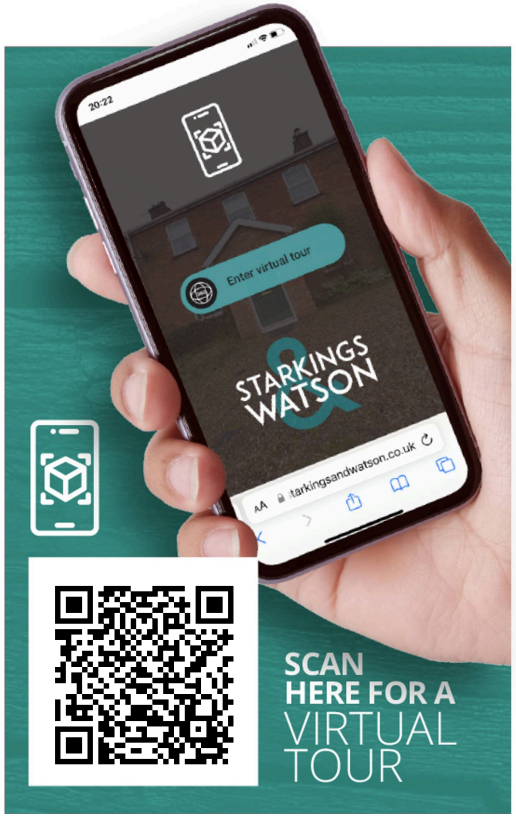
THE GRAND TOUR
Once inside, a hall entrance is finished with wood effect flooring, whilst stairs rise to the first floor landing. Doors lead off to the kitchen and living accommodation, whilst a cloakroom sits to one side finished with a two piece suite. The bay fronted sitting room includes a feature fireplace, fitted carpet underfoot and dual aspect windows to front and side. The kitchen sits to the rear of the property overlooking the garden with a u-shape arrangement of wall and base level units, space for an electric cooker and general white goods including a fridge freezer and dishwasher. Wood effect flooring flows through the space with matching up-stands running around the work surface. A door leads to a utility/lobby and an opening takes you to the adjacent dining/family room - providing an extension to the kitchen space. The dining/family room continues with wood effect flooring underfoot, side facing window and rear facing French doors which open up to the patio seating area beyond. The utility lobby is finished with a work surface and space for a washing machine, along with tiled flooring underfoot and a door taking you to the rear garden.

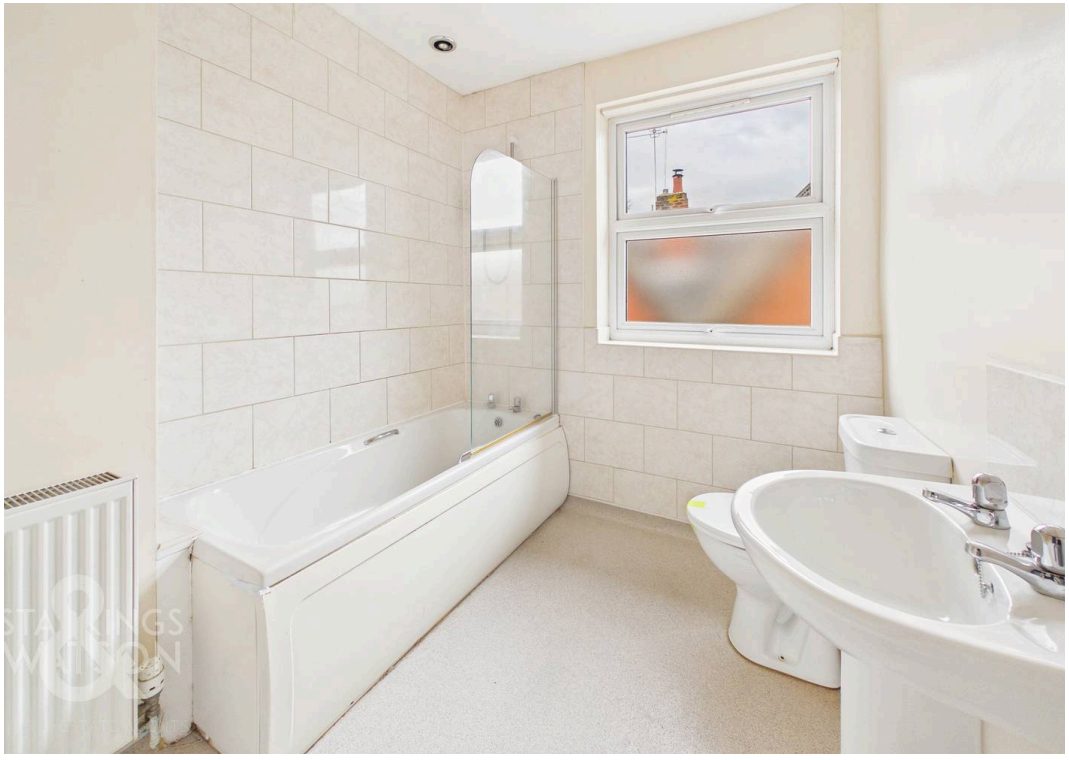
Heading upstairs, the carpeted landing includes a front facing velux window and built-in storage cupboard, with doors taking you to the three bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The main bedroom includes a built-in wardrobe along with an ensuite shower room, finished with a three piece suite including a corner shower cubicle, thermostatically controlled shower, tiled splash-backs and vinyl flooring. The family bathroom completes the property with a three piece suite including a panelled bath with electric shower and glazed shower screen, tiled splash-backs and vinyl flooring.

FIND US
Postcode : NR13 5BB
What3Words : ///risks.skills.month

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

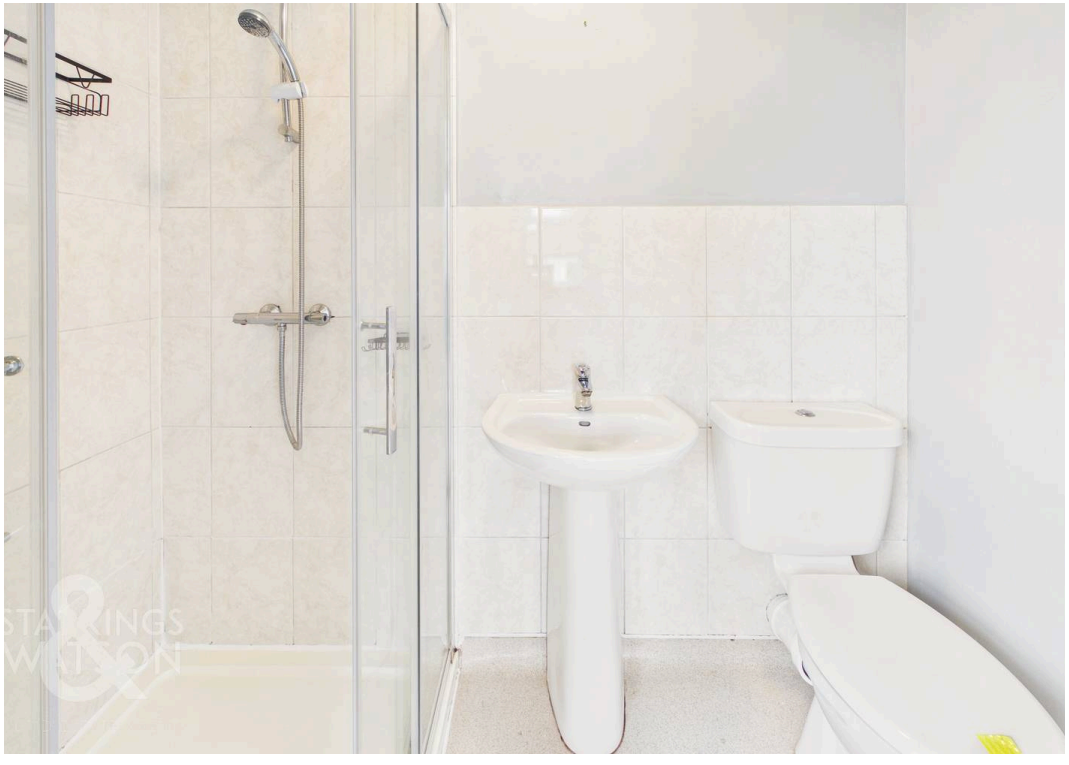
AGENTS NOTES
The adjacent parcel of land has historic planning permission for the erection of a detached dwelling.















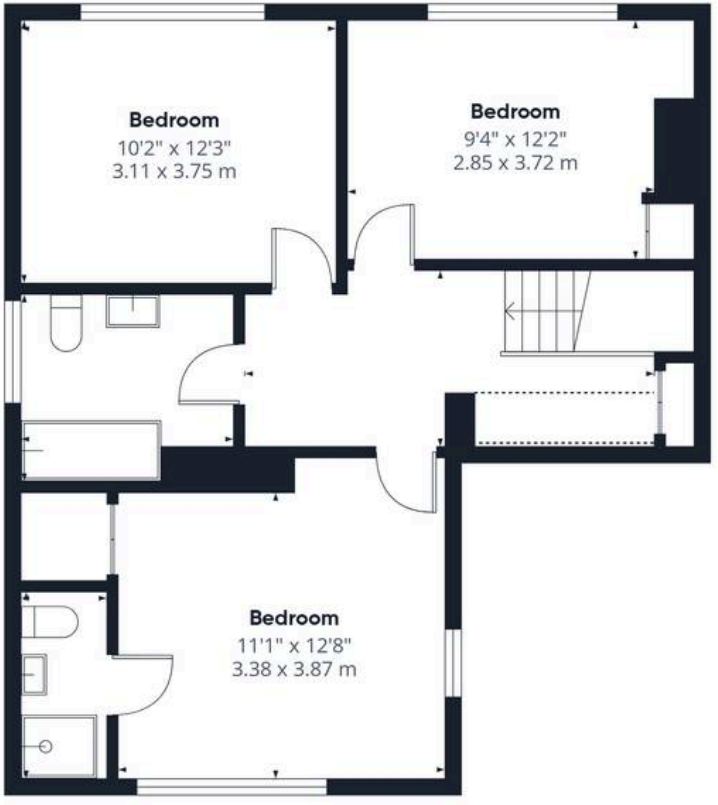


THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within timber panel fencing and mature hedging, with a main lawned expanse opening up to the rear. A patio seating area extends from the dining/family room French doors, with an outside power supply, timber built storage shed and gated access to the front driveway.



Ground Floor



Floor 1



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Approximate total area(1)

1335 ft²

124.3 m²

Reduced headroom

18 ft²

1.6 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.

GIRAFFE360



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