



Charles Avenue, Norwich - NR7 0PF

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HYBRID ESTATE AGENTS



## Charles Avenue

Norwich

Positioned in the heart of Thorpe St. Andrew, within close proximity to highly regarded local schooling, this SEMI-DETACHED HOUSE has been EXTENDED and sympathetically MODERNISED offering in excess of 1,096 Sq. Ft (stms) of TURNKEY living accommodation. The property welcomes you to a HALLWAY ENTRANCE with stairs rising and a conveniently located two piece W.C, leading to the NEWLY REFITTED KITCHEN, boasting INTEGRATED APPLIANCES and fitted breakfast bar seating. Adjacent, the main reception spaces include the BAY-WINDOW fronted SITTING ROOM, including a WOOD BURNER for cosy winter evenings, flowing into the spacious DINING ROOM and further SUN ROOM with sliding FRENCH DOORS opening directly onto the garden. Heading upstairs, THREE BEDROOMS open from the landing, including the newly redecorated 14' MAIN BEDROOM, also enjoying a bay window flooding the room with natural light. All rooms are served by a modern FOUR PIECE FAMILY BATHROOM. Stepping outside, the larger than average rear GARDEN is PRIVATE and FULLY ENCLOSED, lovingly maintained by the current vendors to include a mature range of plantings, fruit trees and fruit and vegetable patches.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-Detached House
- Extended & Modernised Interior With Downstairs WC
- Bay-Window Fronted Sitting Room With Wood Burner
- 17' Dining Room With French Doors
- Brand New Fitted Kitchen With Integrated Appliances
- Three Bedrooms
- Beautifully Maintained Mature Private Garden
- Driveway Parking & Garage

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 can be found set back from the road, approach by a low maintenance shingled frontage leading to a paved driveway up to the garage at the side of the home. The main entrance can be found to the front.

## THE GRAND TOUR

Stepping inside, the light and bright hallway features an large side-facing window, stairs rising to the first floor, and access to a conveniently located, refitted two piece W.C. Doors lead through to the kitchen and the main living areas. The extended kitchen has been newly refitted, offering a wide range of wall and base units alongside integrated appliances, including an eye level double oven, an inset electric hob, and an extractor. There is further under counter space for a dishwasher and washing machine, while a fitted breakfast bar provides seating for informal dining. Wood effect flooring runs underfoot for ease of maintenance, and a door provides direct access to the rear garden. To the front of the home, the 13' sitting room features a large uPVC double glazed bay window, ensuring the space is flooded with natural light. The room is centred around a wood burner with a decorative original mantel, flanked by alcoves ideal for bespoke shelving or storage furniture. A walkway leads through to the spacious dining room, offering carpeted flooring and ample room for a formal dining suite. This space continues into the sun room, a versatile area for further soft furnishings with sliding doors opening to the garden, providing stunning views.

Ascending to the carpeted first floor landing, loft access is found overhead with doors leading to three bedrooms. The newly decorated main bedroom offers generous proportions for a double bed and storage furniture with a further bay window.

The second double bedroom enjoys views over the garden and benefits from both integrated storage and sliding wardrobes. The final bedroom, currently used as a nursery, would also make an ideal single room or home office and further benefits from sliding integrated wardrobes. Completing the accommodation is the modern four piece family bathroom, featuring a glass enclosed shower cubicle, a bath, vanity storage beneath the sink, and a designer wall mounted heated towel rail.

## FIND US

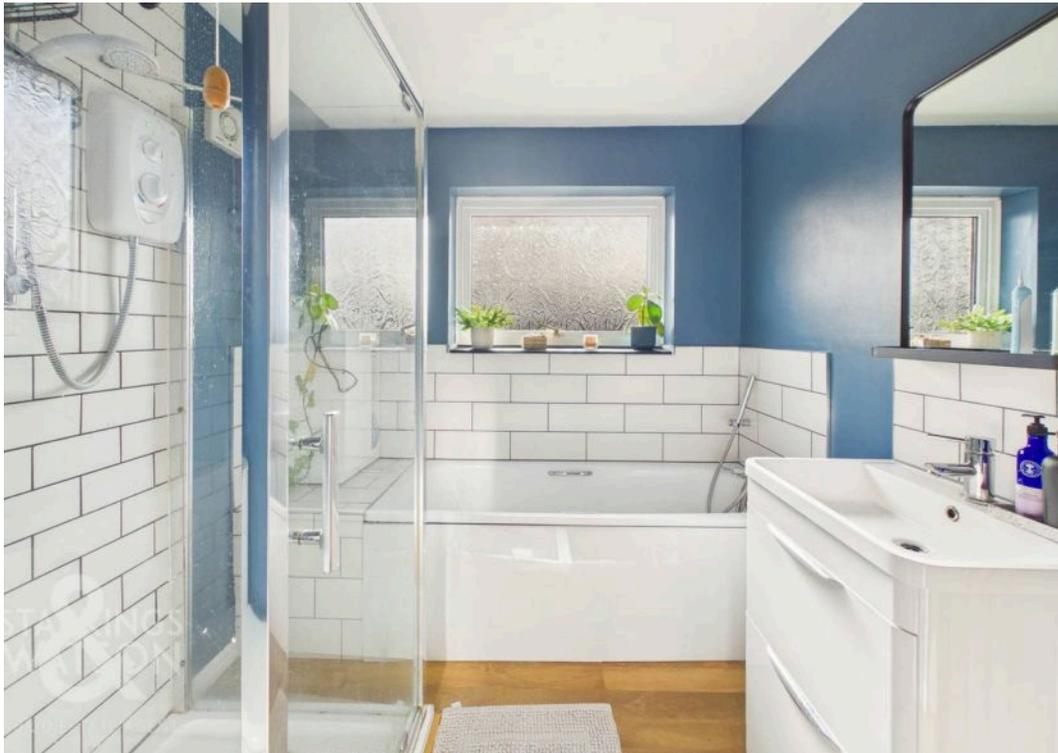
Postcode : NR7 0PF

What3Words : ///sticky.areas.cake

## VIRTUAL TOUR

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



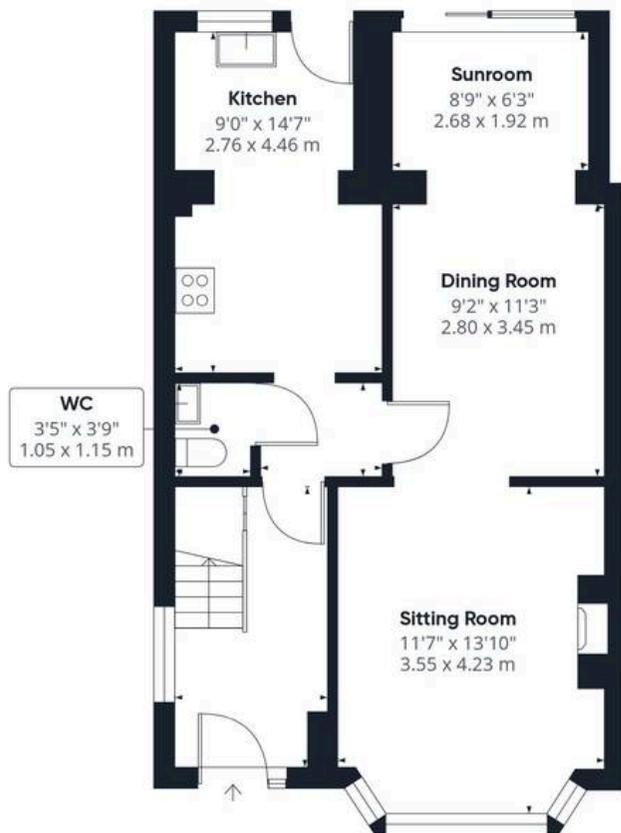




## THE GREAT OUTDOORS

Stepping outside, the private garden is fully enclosed with mature hedges framing the boundaries. The space initially opens to a substantial flagstone patio, perfect for outdoor furniture, while pedestrian access leads into the garage. Continuing behind the garage, a further patio area provides an ideal spot for al fresco dining beneath a charming wooden pergola, complete with a useful wood store. The main body of the garden is laid to a well maintained lawn, featuring a majestic oak tree, timber storage shed and a greenhouse to the left hand side. Perfect for those with green fingers, the garden includes four vegetable beds and a strawberry patch, alongside a stunning variety of established trees and bushes including apricot, fig, ornamental cherry, two plum, and six apple trees, plus gooseberry bushes. At the foot of the garden, a further timber shed provides additional storage.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1096 ft<sup>2</sup>  
101.9 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.

GIRAFFE360



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