

Charles Avenue, Norwich - NR7 0PF

STARKINGS WATSON

HYBRID ESTATE AGENTS







# Charles Avenue

Norwich

This BEAUTIFULLY PRESENTED BAY FRONTED SEMI-DETACHED FAMILY HOME offers a superb opportunity to settle in the highly sought-after THORPE ST ANDREW suburb. From the moment you enter, you are welcomed into a BRIGHT, OPEN PLAN GROUND FLOOR RECEPTION SPACE, perfectly designed for modern family living and entertaining. The spacious LIVING AND DINING AREAS flow seamlessly, complemented by a CONTEMPORARY KITCHEN that opens onto the garden. A SEPARATE GARDEN ROOM provides an additional versatile space (ideal as a playroom, home office or relaxation area), with convenient access to the garden also. Completing the ground floor is a useful W/C. Upstairs, you will find THREE WELL-PROPORTIONED BEDROOMS, each offering ample natural light and storage, alongside a RENOVATED FAMILY BATHROOM finished to a high standard. The property boasts a PARTIALLY CONVERTED GARAGE, currently arranged as an EXCELLENT STUDIO SPACE, perfect for creative pursuits or a home gym.

The rear garden is enclosed and well kept providing a safe place to be enjoyed year round. DRIVEWAY PARKING for multiple vehicles ensures practicality for busy households, while the home's layout and features combine to offer comfort, flexibility and style throughout.

Council Tax band: C
Tenure: Freehold
EPC Energy Efficiency Rating: TBC

- Beautifully Presented Semi-Detached Family Home
- Ideal Location Within The Popular Thorpe St Andrew Suburb
- Open Plan Ground Floor Reception Space Ideal For Family Living
- Separate Garden Room & Ground Floor W/C
- Three First Floor Bedrooms & Renovated Family Bathroom
- Private Enclosed Rear Garden
- Partially Converted Garage With Excellent Studio Space
- Driveway Parking For Multiple Vehicles



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 house is approached via Charles Avenue with a brickweave driveway providing parking for multiple vehicles off road with gated access beyond leading to the garden and garage. The main entrance door is found to the front leading into the inviting hallway.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is an inviting hallway with stairs ahead to the first floor landing. Straight ahead is the useful ground floor W/C with built in storage under the stairs. A door leads from the hallway into the open plan reception space with a large bay window to the front and designated areas for both sitting and dining. The sitting room offers an inset fireplace. The kitchen is found round the corner open plan to the dining area with a peninsular separating. The modern kitchen features a range of wall and base level units with wood worktops over as well as integrated fridge/freezer and dishwasher as well as double electric oven and induction hob over. There is a useful pantry cupboard with space for white goods as well as a door leading out to the side garden. The extended garden room is found off the dining area providing another reception space with views over the garden. The garden room is currently used as playroom.

Heading up to the first floor landing there are three bedrooms with two doubles and one single. All the bedrooms benefit from fitted storage with the master room providing a full range of fitted wardrobes as well as the attractive bay window. The family bathroom also off the landing has been re-fitted offering a modern suite with shaped panel bath and rainfall shower over as well as w/c and hand wash basin. The bathroom is finished with aqua board splash backs as well as inset storage.

FIND US

Postcode : NR7 0PF

What3Words : ///seats.lakes.sobs

VIRTUAL TOUR

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











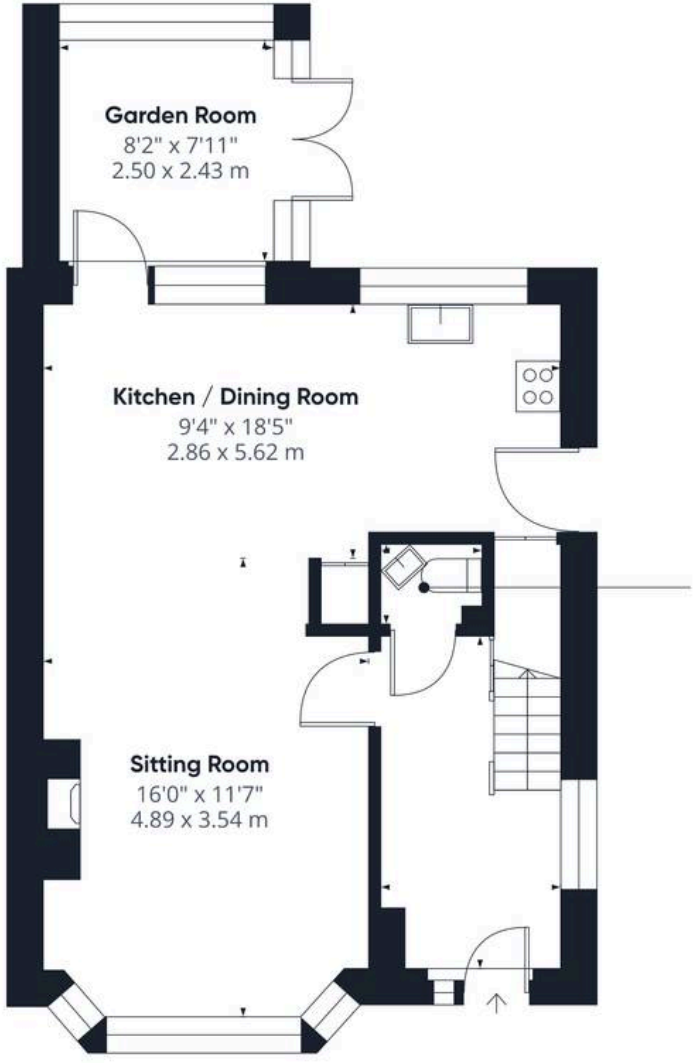




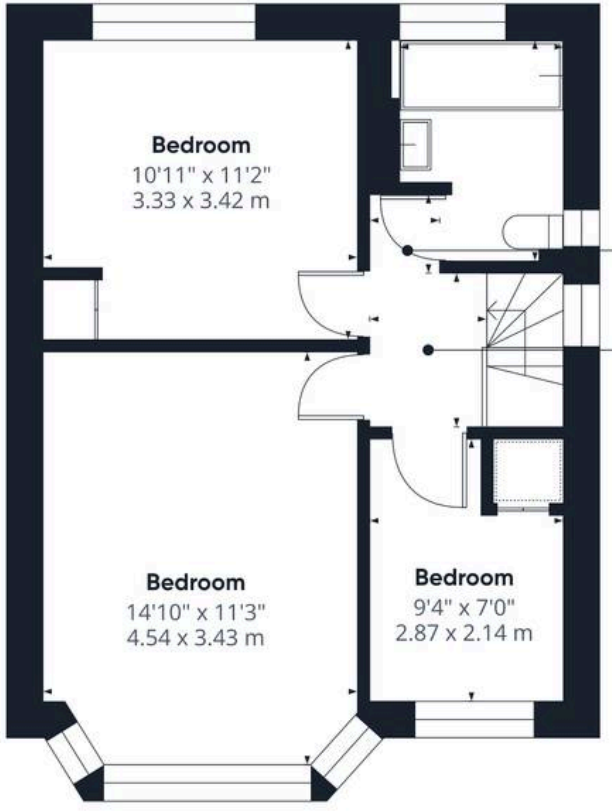


THE GREAT OUTDOORS

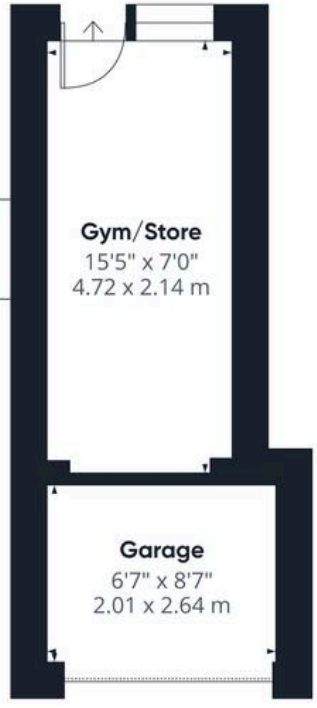
The rear garden can be accessed either by the kitchen back door or through the French doors in the garden room. both exits will take you to a brickweave patio with a wood store and external water tap. There is also room for table and chairs for alfresco dining. The garden is mainly laid to lawn with flowered borders running along the fence and garage. To the rear, there is another large patio, suitable for entertaining, a greenhouse and access to rear of the garage, currently used as a gym, but suitable for a number of uses. The whole garden is made secure with concrete posts and wooden panel fencing, perfect for children and pets to play.




**Ground Floor** Building 1




**Floor 1** Building 1




**Ground Floor** Building 2

STARKINGS & WATSON
HYBRID ESTATE AGENTS

**Approximate total area**(1)

1098 ft²

102.1 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




# Starkings & Watson Hybrid Estate Agents

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

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/



Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.