24 Booty Road

Thorpe St Andrew

Norwich

NR7 0NE









ATTIK

CITY | COUNTRY | COAST

24 Booty Road

Guide Price £350,000

The fantastic update/development opportunity...
Occupying a generous and highly private plot within one of Thorpe St Andrew's most desirable residential locations, this spacious three-bedroom detached bungalow presents a rare opportunity to acquire a home that has been cherished by the same owner since 1974. Offered to the market with no onward chain, the property combines flexible accommodation, substantial outdoor space and exciting future potential.

Set back from the road, the bungalow enjoys a peaceful position amongst similar detached and semi-detached homes, with ample off-road parking and established gardens to both the front and rear. Having been thoughtfully extended over the years, the accommodation offers a versatile layout suited to a variety of buyers. The open-plan kitchen and dining area form the heart of the home, providing plenty of space for everyday living and entertaining, with a separate utility/garden room, while the dual-aspect sitting/dining room is flooded with natural light. Three well-proportioned double bedrooms, one a large, triple-aspect room that could serve as an additional reception room or master suite, are complemented by a family bathroom and excellent storage throughout.

Outside, the property continues to impress. The substantial south-facing rear garden enjoys an exceptional degree of privacy, creating a wonderful setting for relaxing, gardening and outdoor entertaining. A large garage, additional outbuildings and extensive driveway parking add further practicality, whilst the size of the plot offers exciting possibilities for extension or redevelopment, subject to the necessary planning consents.

Thorpe St Andrew remains one of Norwich's most sought-after suburbs, renowned for its excellent range of amenities, green open spaces and convenient access to the city. Local shops, supermarkets, cafés and healthcare facilities are all close at hand, whilst Norwich city centre is just a short drive away. Families are well served by a selection of highly regarded schools, and commuters will appreciate easy access to Norwich Railway Station, providing regular services to London Liverpool Street and beyond. The nearby A47 and Broadland Northway further enhance connectivity across Norfolk.

Having remained in the same ownership for more than five decades, this much-loved home offers a unique opportunity for its next owners to create their own lasting memories in a highly desirable location.

Agents notes...
A pre-recorded walkaround tour is available for this property

EPC to follow

Local Authority
Broadland

Council Tax Band D

EPC Rating D







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