



Broadland Drive, Thorpe End - NR13 5BT

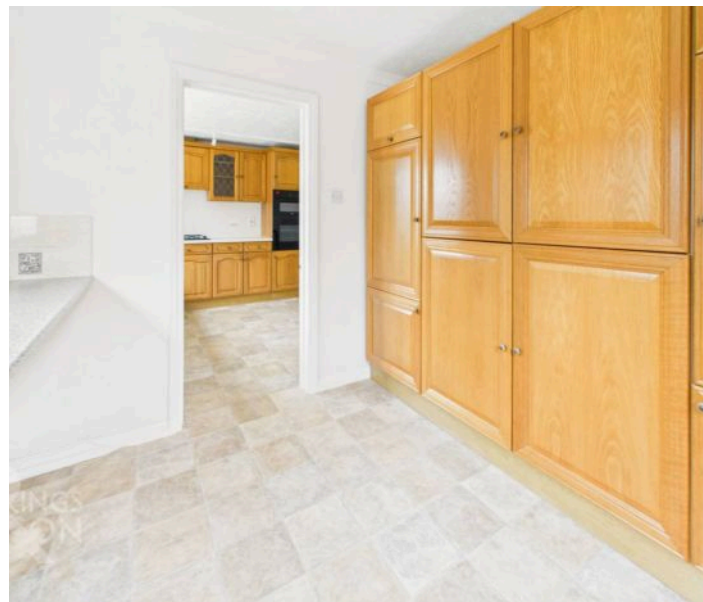




## Broadland Drive

Thorpe End, Norwich

NO CHAIN. This IMPRESSIVE DETACHED FAMILY HOME presents an exceptional opportunity for those seeking SPACIOUS and VERSATILE accommodation, extending to approximately 1531 sq. ft. (stms), with a TREE LINED REAR ASPECT. With further potential, the property welcomes you via a HALL ENTRANCE with wood effect flooring, leading to a convenient cloakroom W.C. The RECEPTION SPACE includes an expansive 18' SITTING ROOM that flows seamlessly into a dedicated 13' DINING ROOM, flooded with NATURAL LIGHT via the rear facing PATIO DOORS - ideal for both relaxed family living and entertaining guests. The KITCHEN/BREAKFAST ROOM is well-proportioned and benefits from an adjoining utility room, providing ample storage and workspace, whilst there is CLEAR POTENTIAL to OPEN PLAN the KITCHEN into the DINING ROOM. Upstairs, FOUR BEDROOMS await, including a generous main bedroom that features a DRESSING ROOM and EN SUITE shower room, ensuring privacy and comfort. The remaining bedrooms are well-served by the SHOWER ROOM.



The OUTSIDE SPACE is EQUALLY IMPRESSIVE, with a private, NON-OVERLOOKED REAR ASPECT, creating a tranquil retreat. To the front, the integral GARAGE is accessed via an electric up-and-over door (with additional side access).

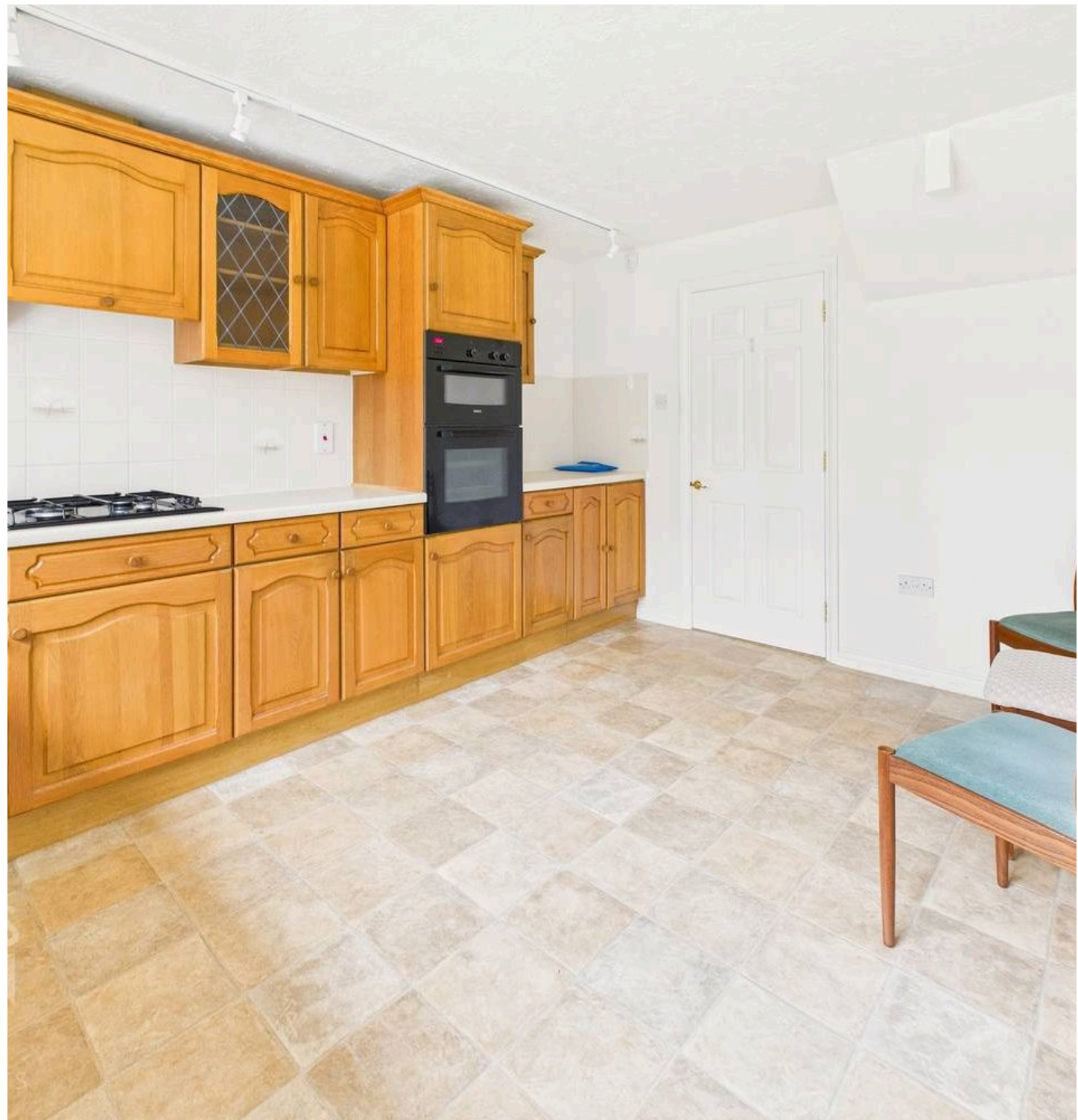
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Detached Family Home with Potential (stp)
- Approx. 1531 Sq. ft (stms) of Accommodation
- Hall Entrance with W.C
- 18' Sitting Room & 13' Dining Room
- Kitchen/Breakfast Room with Utility Room
- Four Bedrooms with Dressing Room & En Suite to Main Bedroom
- Private Non-Overlooked Garden

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 brick-weave driveway, off road parking can be found with access leading to the integral garage. The front garden is low maintenance, with an area of shingle, whilst a side access leads to the rear garden.

## THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot, with stairs rising to the first floor landing and storage cupboard below. A useful ground floor W.C sits adjacent with a two piece suite and continued wood effect flooring. The main sitting room enjoys front facing views over the garden with a feature fireplace, wood effect flooring and double doors leading seamlessly into the adjacent dining room. The potential exists to open plan the dining room into the adjacent kitchen. At present, the dining room enjoys garden views and sliding patio doors leading out. With enough space for a breakfast table, the kitchen offers an L-shaped arrangement of wall and base level units, integrated cooking appliances including an inset gas hob and built-in eye level electric double oven. Tiled splash-backs run around the work surface with space provided for a washing machine and dishwasher, whilst a door takes you to the adjacent utility room, offering a further array of built-in storage and work surface space. A door leads out into the rear garden, whilst a wall mounted gas fired central heating boiler can be found to one corner.

Heading upstairs, the carpeted landing includes a built in airing cupboard and loft access hatch, with doors taking you to the four bedrooms. The main bedroom enjoys a dressing room area and private ensuite, with the main bedroom flowing with wood effect flooring underfoot and a range of built-in wardrobes. The ensuite offers tiled splash-backs and storage under the hand wash basin, along with the walk-in shower cubicle. The adjacent bedroom enjoys garden views and is finished with wood effect flooring and built-in wardrobes, with a further double bedroom facing the front and finished in a similar style. The smaller of the bedrooms enjoys garden views and a tree lined aspect, whilst being finished with fitted carpet underfoot. The modernised white three piece suite shower room comprises storage under the hand wash basin and heated towel rail, along with a walk-in double shower cubicle.

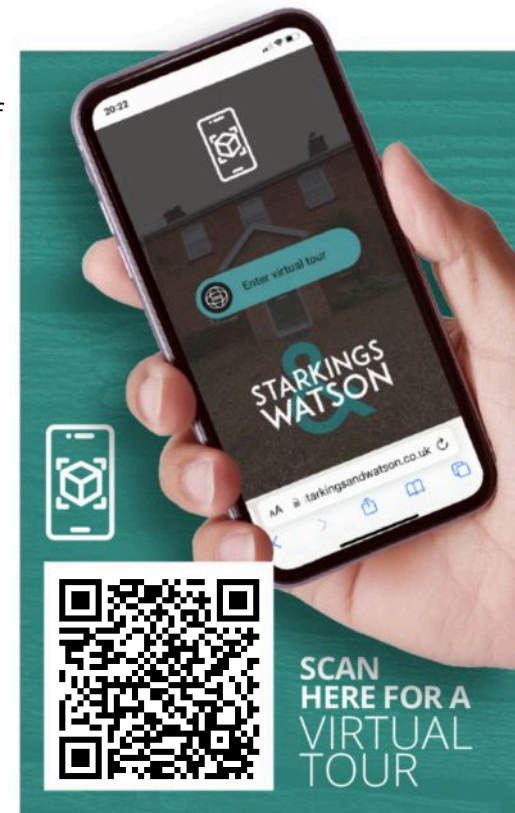
## FIND US

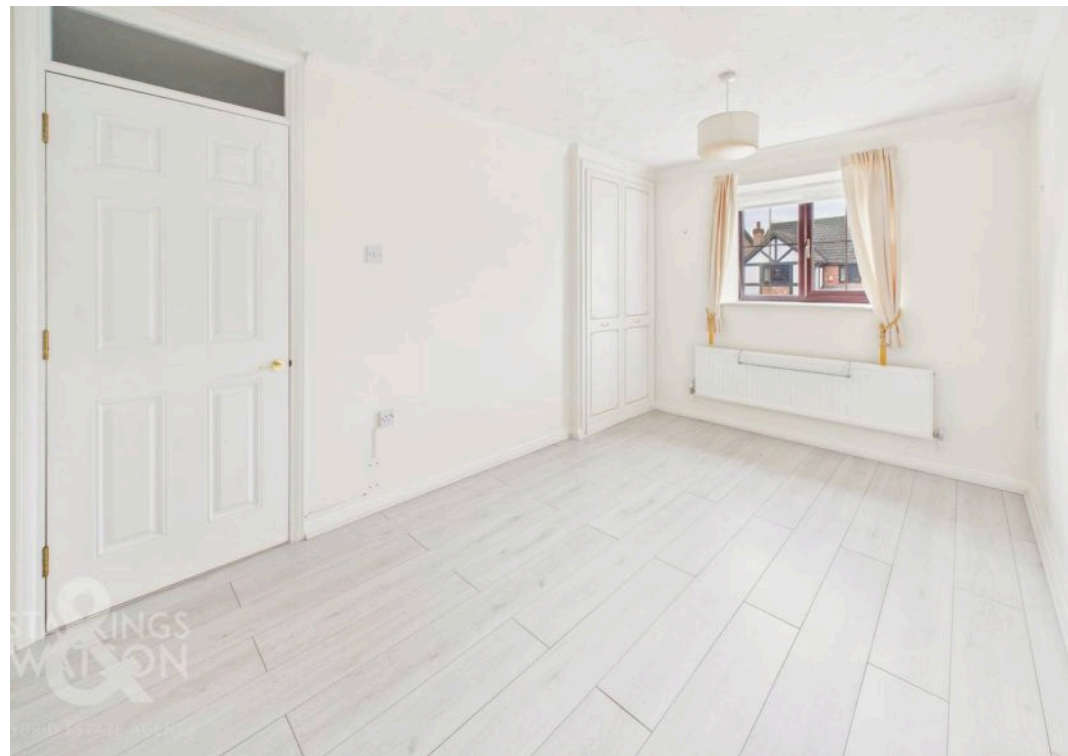
Postcode : NR13 5BT

What3Words : ///jokes.maps.kinks

## VIRTUAL TOUR

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









## THE GREAT OUTDOORS

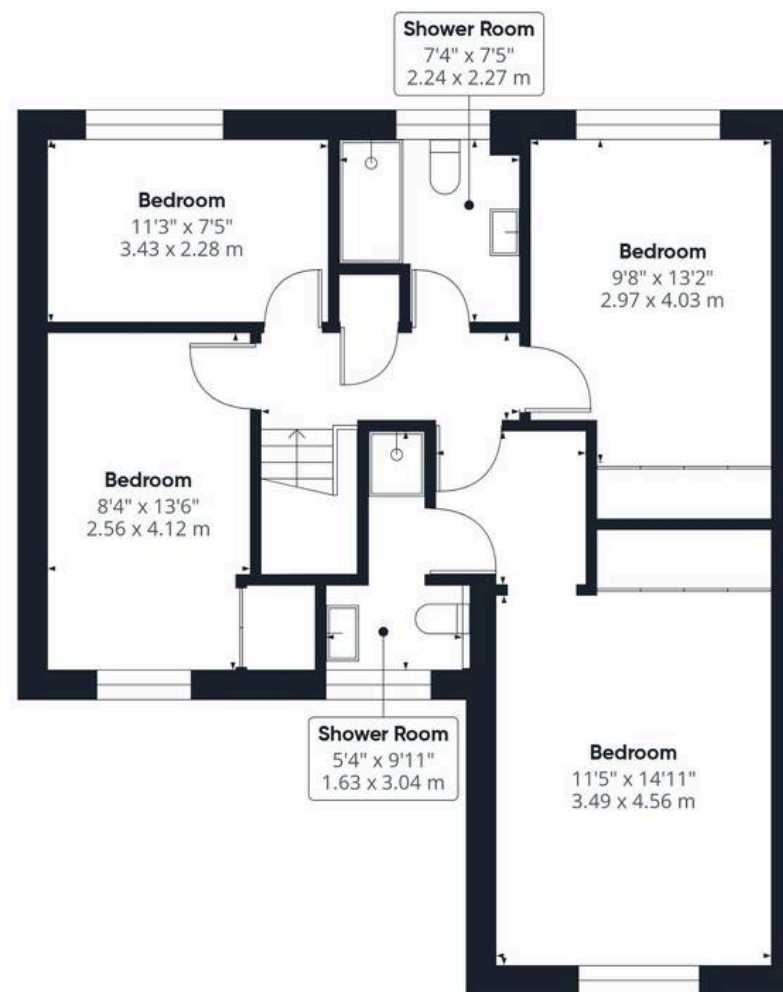
The rear garden enjoys a non-overlooked rear aspect with timber fence boundaries and a main central lawn. Patio seating area and raised decked area lead out from the dining room with a hard standing footpath taking you to a timber built shed and covered seating area. A wide variety of mature planting and shrubbery can be found throughout the garden along with planted borders and useful side access. The integral garage is accessed via an electric up and over door to front with a side access door, power and lighting.







Ground Floor



Floor 1

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

1531 ft<sup>2</sup>

142.2 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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