

Aldreds
Estate Agents



15 Anne Close, Thorpe St Andrew, Norwich, NR7 0PH

Guide Price £395,000





15 Anne Close

Thorpe St Andrew, Norwich, NR7 0PH

- Extended Detached House
- Lounge
- Open Plan Kitchen/Diner & Snug
- Gas Central Heating & UPVC Double Glazing
- Long Garage
- 3 Bedrooms
- Ground Floor Cloakroom
- Bathroom with Separate Shower Cubicle
- West Facing Rear Garden
- Cul-de-sac Location

This extended detached house is pleasantly situated at the end of a cul-de-sac with plenty of parking, a large detached garage and an enclosed west facing rear garden which is not overlooked. The property has a ground floor cloakroom, lounge, open plan kitchen/dining space, snug, 3 bedrooms, bathroom with separate shower cubicle, gas central heating and UPVC double glazed windows. Only by inspection can the position of this family home be fully appreciated and viewing is recommended.



Entrance Hall

Composite entrance door with spy hole and double glazed panel. UPVC double glazed side panel. Radiator. Thermostat control for heating. Low door to a built-in under stairs storage cupboard. Smooth plaster ceiling. Coving. UPVC double glazed window to side aspect.

Cloakroom

White WC and suspended corner hand wash basin with tiled splashback. Radiator. UPVC double glazed window to side.

Lounge 16'10" into bay x 11'7" max (5.13m into bay x 3.53m max)

Fitted carpet. Radiator. Period style fireplace with stone surround and a granite hearth. Low fitted shelved storage cupboard with display shelves above. Television and telephone points. Smooth plaster ceiling. Coving. Bay with UPVC double glazed windows to front aspect.





Kitchen/Diner 18'7" x 8'4" + 9'4" x 5'9" (5.66m x 2.54m + 2.84m x 1.75m)

Solid wood worktops with cupboards and drawers below. White one and a half bowl single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards. Corner display shelves. Gas and electric cooker points. Utility spaces below worktops with plumbing for washing machine and dishwasher. Space for fridge/freezer. Built-in shelved storage cupboard. Radiator. Wall mounted gas fired boiler. Smooth plaster ceiling with inset spotlights. Coving. UPVC double glazed window to rear aspect. Wide opening to snug.

Snug 10'5" x 8'9" (3.18m x 2.67m)

Radiator. Television points. Smooth plaster ceiling with inset ceiling spotlights. Coving. High-level timber double glazed window to side aspect. UPVC double glazed doors to a paved patio and the rear garden.

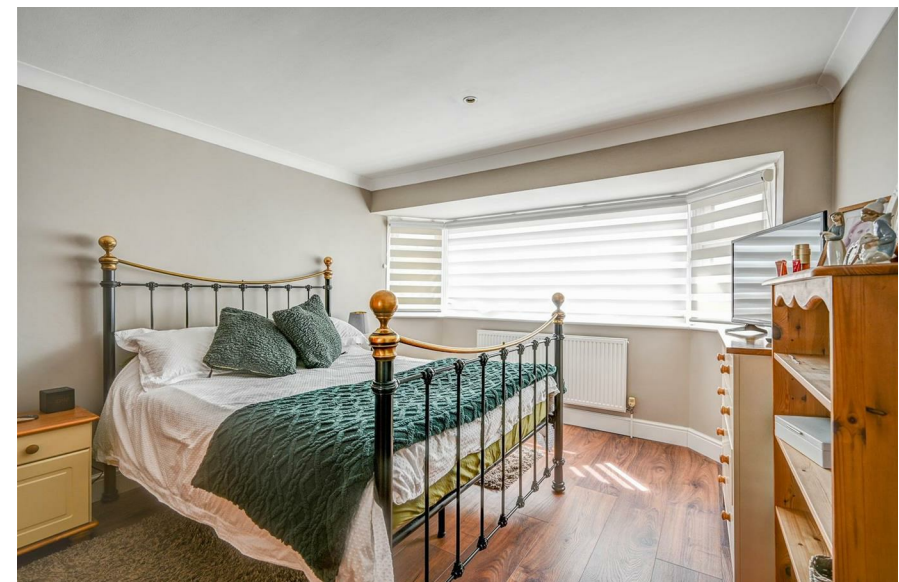
First Floor

Landing

Smooth plaster ceiling. Coving. UPVC double glazed window to side aspect.

Bedroom 1 14'10" into bay x 11'1" (4.52m into bay x 3.38m)

Wood effect floor. Radiator. Television point. Smooth plaster ceiling with inset spotlights. Coving. Bay with UPVC double glazed windows to front aspect.



Bedroom 2 11'1" x 11'0" (3.38m x 3.35m)

Radiator. Wood effect floor. Television point. Built-in airing cupboard with slatted shelves and hot water cylinder. Smooth plaster ceiling. Coving. UPVC double glazed window to rear aspect.

Bedroom 3 9'7" max, 7'2" min x 7'1" (2.92m max, 2.18m min x 2.16m)

Wood effect floor. Radiator. Built-in over stairs wardrobe/storage cupboard. Smooth plaster ceiling. Coving. UPVC double glazed window to front aspect.

Bathroom 8'4" max x 7'1" (2.54m max x 2.16m)

White suite comprising bath with tiled surround, pedestal wash basin with tiled splashback and WC. Tiled corner shower cubicle with a mixer shower. Radiator. Extractor. Smooth plaster ceiling with inset spotlights. Coving. UPVC double glazed windows to side and rear.

Outside

The front garden is laid to lawn with shrub border. A shingle driveway widens to the front of the property to provide ample parking and leads to the side of the property to a detached garage 5.64m x 2.95m (18'6" x 9'8") plus 2.95m x 1.30m (9'8" x 4'3") with up-and-over door, light and power, UPVC double glazed window and door to side. The rear garden is west facing and laid to lawn with shrub beds and a large paved patio to the immediate rear of the property. There is a further paved patio area behind the garage (formerly the base for a garden shed). Outside cold water tap to the rear of the property.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage. Full Fibre broadband.

Council Tax

Broadland District Council - Band D



Location

Thorpe St Andrew is a popular suburb located around 3 miles from Norwich city centre with good bus services and easy access to Norwich rail station and the A47 Norwich southern bypass. Local amenities include all levels of schools, shops including a Sainsbury's store, riverside pubs, restaurants and cafes, health & fitness centre, bowls club, recreation grounds with children's play areas and medical and dental surgeries.

Directions

From the inner ring road roundabout at the junction of Barrack Street and Riverside Road, proceed up Ketts Hill which leads into Plumstead Road. Continue to the Heartsease roundabout and take the second exit onto Plumstead Road East. At the mini roundabout, turn right onto Thunder Lane. Turn left past the Post Office onto Spinney Road and take the fourth turning on the right onto St Catherines Road. Take the first turning on the right onto Charles Avenue and first right onto Anne Close where the property will be found towards the end of the road on the left hand side.

what3words

/////barn.lives.wells

Ref: G18552/06/26

AGENT'S NOTE:

Under the Estate Agents Act 1979, we are required to disclose that one of the vendors of this property is an employee of Aldreds Estate Agents, Gorleston.

Floor Plans

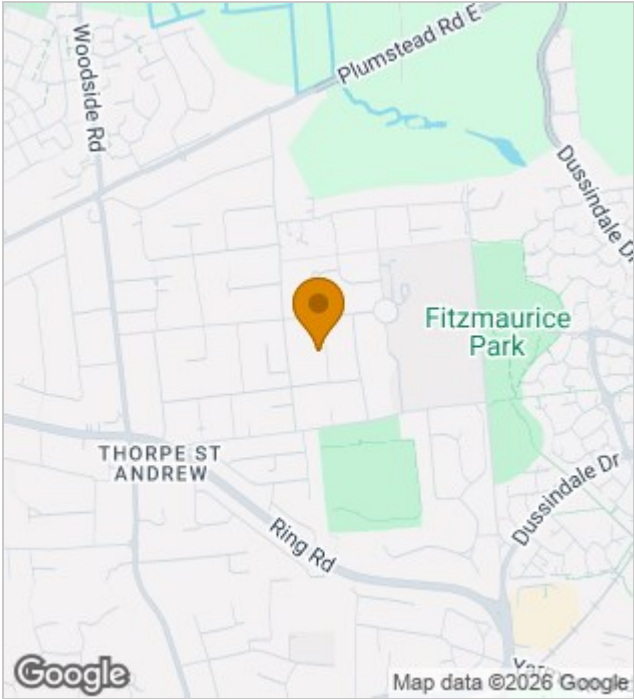


Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

