



East Wing St. Andrews Park, Norwich - NR7 0GH



## East Wing St. Andrews Park

Norwich

PRESENTING THIS CHARMING and ELEGANT GRADE II LISTED TOWNHOUSE, set within an IMMACULATE DEVELOPMENT offering generous COMMUNAL GREEN SPACES and exclusive resident facilities including ALLOTMENTS, GREEN SPACES and a CHILDRENS PLAY PARK - all within the GRAND ENTRANCE of ST. ANDREWS PARK. Boasting over 950 SQ. FT (stms) of beautifully appointed accommodation, this home combines period character with modern convenience. The SPLIT LEVEL HALL ENTRANCE welcomes you with an immediate sense of space, enhanced by HIGH CEILINGS throughout. The impressive 17' L-SHAPED SITTING/DINING ROOM is flooded with natural light and enjoys delightful GARDEN VIEWS, creating the perfect setting for relaxation or entertaining. The 14' KITCHEN/BREAKFAST ROOM is well-equipped and offers ample space for informal dining, with contemporary fittings in keeping with the property's heritage. TWO GENEROUS DOUBLE BEDROOMS feature BUILT-IN STORAGE, ensuring practicality without compromising on style.

The principal bedroom benefits from a SPACIOUS EN SUITE SHOWER ROOM and BUILT-IN WARDROBES, while the additional FAMILY BATHROOM is elegantly finished, catering to both residents and guests. Every detail has been thoughtfully considered, blending the charm of a listed building with the comfort of modern living. The PRIVATE SOUTH FACING COURTYARD-STYLE GARDEN provides a tranquil retreat for morning coffee or alfresco dining. The patio seating area is perfect for enjoying the peaceful surroundings, while the beautifully maintained COMMUNAL LAWNS offer residents a sense of space and community. Allocated PARKING can be found close by, with ON ROAD PARKING opposite.

- Grade II Listed Townhouse
- Immaculate Development with Communal Green Space & Facilities
- Excellent Location Close to A47 & City Centre
- Over 950 Sq. ft (stms) of Accommodation
- Split Level Welcoming Hall Entrance
- 17' L-Shaped Sitting/Dining Room with Garden Views
- 14' Kitchen/Breakfast Room
- Two Spacious Double Bedrooms with Built-In Storage, 1 Bathroom and 1 En-suite

Council Tax band: TBD

Tenure: Freehold



St. Andrews park sits within well maintained communal gardens, including a park and access to an array of local dog walks. Ideal for those seeking a well connected setting with a countryside feel, whether it is a local pub, shop or waterside activity, you can find these all within a short walk. 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 approached via a lawned frontage with a shingle pathway taking you to the main entrance door.

#### THE GRAND TOUR

Stepping inside the split level hall entrance offers wood flooring underfoot, with stairs rising to the first floor landing, and a built-in storage cupboard to one side. The main living space sits to the rear of the property with an L-shaped room including a feature fireplace creating a focal point to the room, sitting under a high level ceiling, with wood flooring, window to rear, built-in storage cupboard, and door leading out to the courtyard style gardens. The kitchen offers a u-shaped arrangement of modern wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven, with extractor fan above, tiled splash-backs, space for fridge/freezer, washing machine and dishwasher, with tiled flooring and space for dining table.

Heading upstairs, the carpeted landing sits under high level ceilings and a loft access hatch, with a built-in storage cupboard and doors taking you to the two bedrooms. The main principal bedroom sits to the rear offering a large open space with a built-in double wardrobe and door to a private ensuite shower room - with half tiled walls and tiled splash-backs.

The contemporary white three piece suite includes a walk-in shower cubicle with thermostatically controlled twin head rainfall shower and heated towel rail. Completing the property is the family bathroom which also enjoys half tiled walls and tiled splash-backs with tiled flooring, designer radiator and a panelled bath with a mixer shower tap.

#### FIND US

Postcode : NR7 0GH

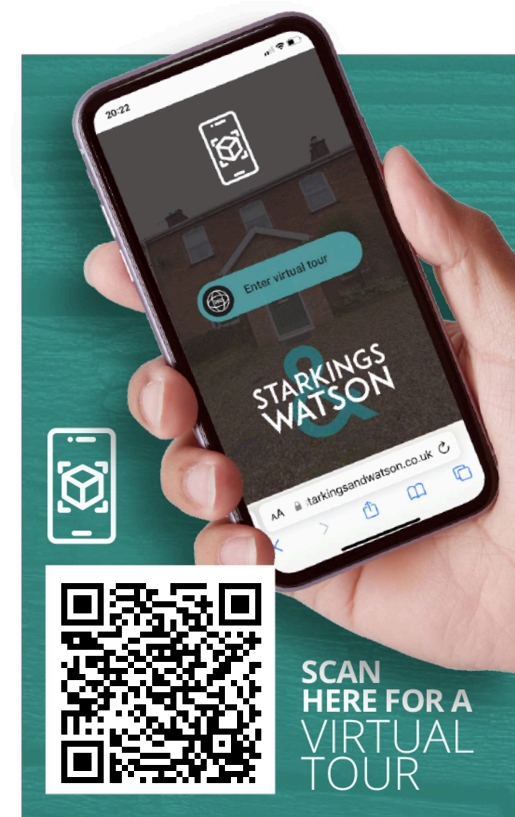
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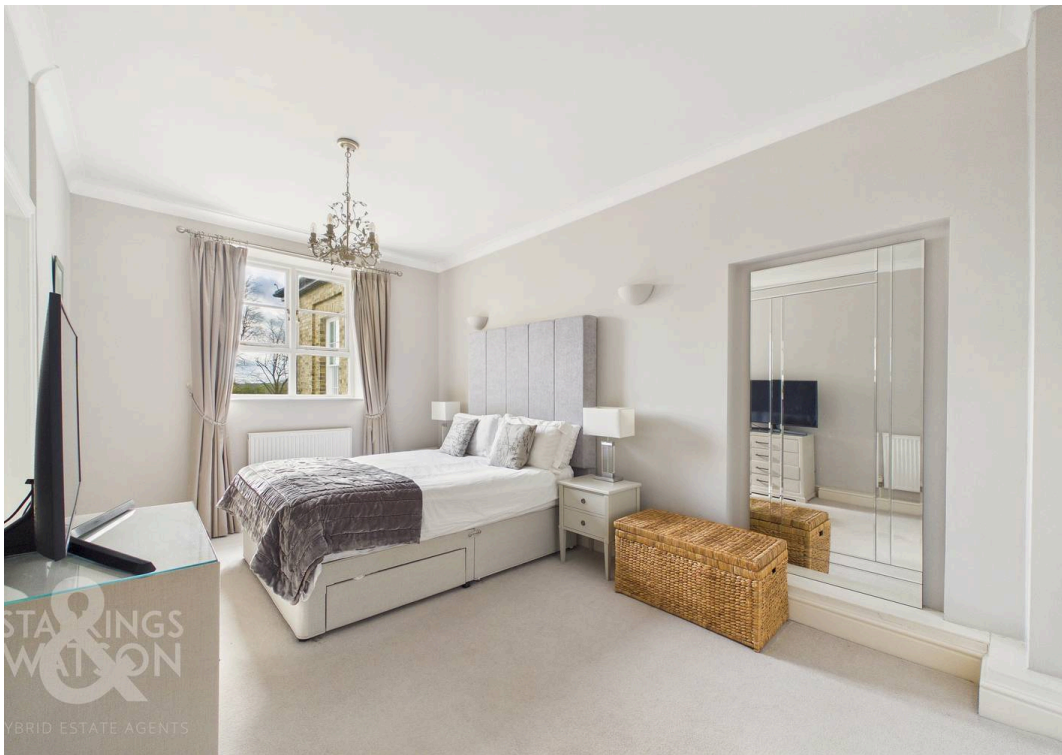
#### VIRTUAL TOUR

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

#### AGENTS NOTES

An annual service charge of £720 PA is due for the upkeep of communal green space.



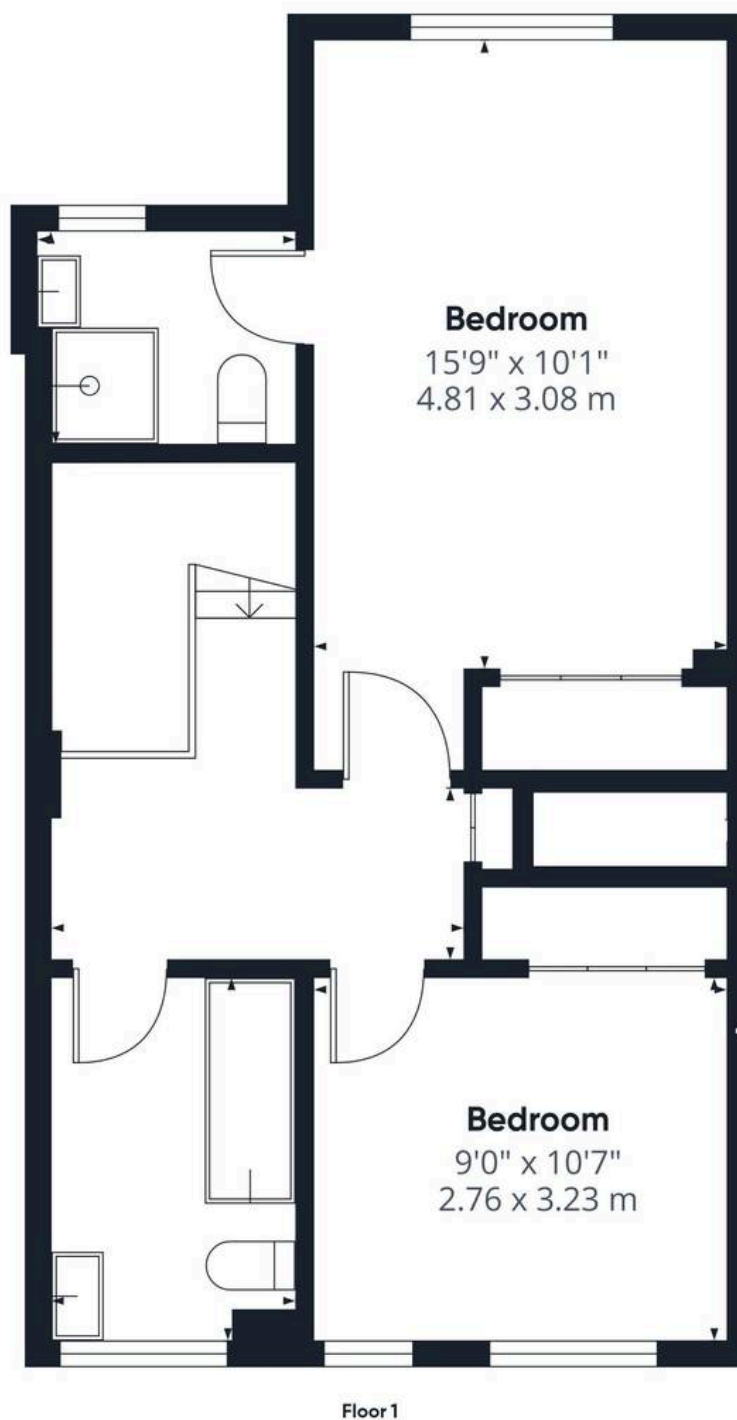




## THE GREAT OUTDOORS

The private courtyard is laid to a patio, with hedging and greenery offering privacy. The gardens open up to the communal lawned garden, which wrap around the development and include a private playground which backs onto the Broads with a private gated entrance to the boat yards beyond. There is ample space for outside entertaining or displaying pots and plants.





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

953 ft<sup>2</sup>  
88.6 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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