



5 STANMORE ROAD

Thorpe St Andrew, Norwich, Norfolk, NR7 0HB

£650,000

BROWN & CO

5 STANMORE ROAD

Thorpe St Andrew, Norwich, Norfolk, NR7 0HB

Most attractive four bedroom family home with stunning gardens and grounds approaching 0.4 acres (stms)

DESCRIPTION

No. 5 Stanmore Road is a pleasantly positioned detached family home built in 1933 with 1970's later additions and enjoys wonderful views over its landscaped gardens and grounds of around 0.41 acres (stms). Constructed of brick under a hip pitched pantile roof with varying elevations the property boasts light and airy accommodation over two floors with the whole being of great interest to buyers seeking a spacious home in a prime location to the East of Norwich City Centre.

The property is approached via the front into a spacious entrance hall which provides access to the principal dual aspect sitting room with access onto the terrace, dining room with bay window, kitchen, and a useful cloakroom. The kitchen benefits from a range of integrated appliances and flows perfectly into the breakfast room/inner hall. A major feature to the property is the impressive rear extension cleverly designed to incorporate the conservatory via double doors facing to the South onto the terrace with stunning views over the gardens and grounds.

To the first floor four double bedrooms and a four-piece suite family bathroom are located off an impressive landing with the principal bedroom enjoying a dual aspect arrangement and two bedrooms boasting fitted furniture.

Outside - The grounds are a major feature of the property and great care and attention has been taken by the current vendors to create a charming setting. The front enjoys parking for several vehicles via the carriage driveway or the integral garage. From the rear terrace views up towards the elevated woodland are incredibly picturesque with a stunning range of well stocked herbaceous borders and shrubberies. The woodland to the rear is part of the conservation and enjoys a peaceful spot with magnificent views back towards the house.



There are many features within the grounds including a summer house, two stores, a large greenhouse, vegetable plot and fruit cage, pond, a paved area ideal for dining, and a war shelter offering ideal storage space. In addition, there is a garden shed and a beautiful terrace positioned to the rear. The property has a number of very fine trees within the grounds including a number of mature fruit trees.

Services: Main's gas fired central heating (new boiler in 2019 with a dual system), mains drainage, mains water, mains electric, burglar alarm system, reverse osmosis system for drinking water.

Conservation Area: The woodland is part of the conservation area and is therefore protected. More information on this is available via the selling agents.

LOCATION

The popular suburb of Thorpe St Andrew is conveniently located to the east of the city with easy access to the A47 Norwich Southern Bypass and to North Norfolk via the recently opened Northern Distributor Road. Stanmore Road is situated off South Avenue which leads down to River Green and the river where there is a café. There is also a regular bus service nearby on Yarmouth Road into Norwich city centre. Amenities in the area include local shops and a Sainsbury's store, all levels of schools, riverside Public Houses and restaurants along Yarmouth Road, health and leisure centres, doctor's and dentist's surgeries and a veterinary practice. Norwich railway station can also be found to the east of Norwich city centre.

DIRECTIONS

Leave Norwich via Prince of Wales Road and proceed over the traffic lights by the railway station into Thorpe Road. Remain on Thorpe Road to the traffic lights at the junction with Harvey Lane and proceed over into Yarmouth Road. Continue along Yarmouth Road and upon reaching River Green, turn left immediately past Harley's Café into South Avenue. Proceed up South Avenue and take the first turning on the right into Stanmore Road.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871







The Atrium, St George's Street, Norwich, Norfolk. NR3 1AB
01603 629871 | norwich@brown-co.com

BROWN & CO



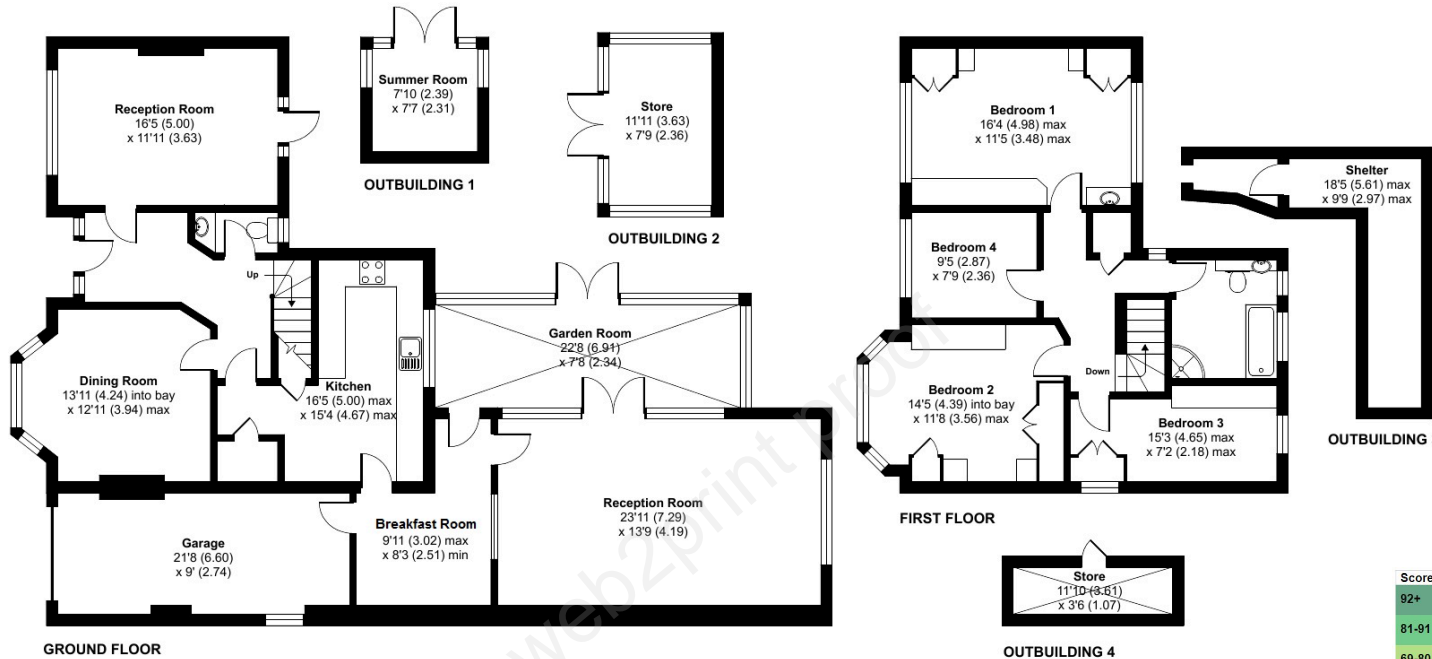
Stanmore Road, Norwich, NR7

Approximate Area = 2309 sq ft / 214.5 sq m (includes garage)

Outbuilding = 311 sq ft / 28.9 sq m

Total = 2620 sq ft / 243.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2021. Produced for Brown & Co. REF: 705830

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	78 C
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in Particulars Dated March 2021. Ref. 034040

The Atrium, St George's Street, Norwich, Norfolk. NR3 1AB
01603 629871 | norwich@brown-co.com

