

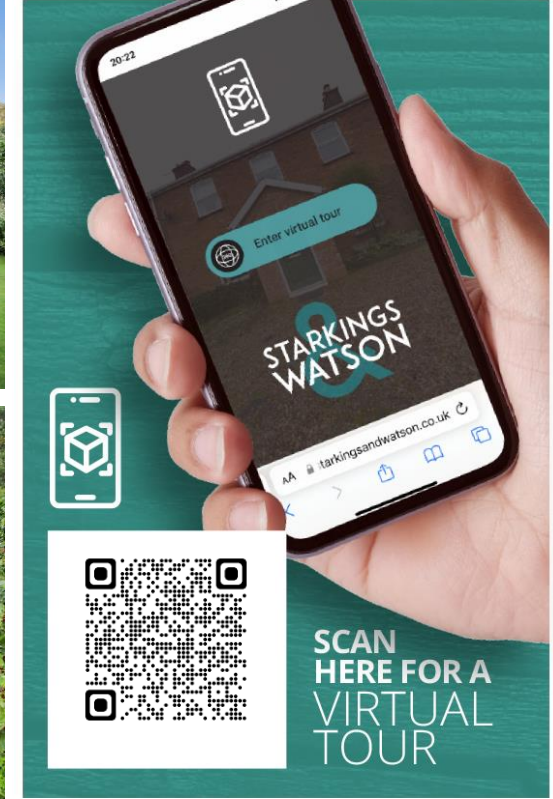
SOUTH AVENUE

# Thorpe St Andrew, Norwich NR7 0EY

Freehold | Energy Efficiency Rating : C

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# FOR SALE PROPERTY



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STARKINGS  
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- Detached Family Home
- Rarely Available Position in NR7
- Extended, Remodelled & Updated
- Kitchen/Breakfast Room & Utility Cupboard
- Snug with Wood Burner
- Main Bedroom with 18' Dressing Room
- Tree Lined Rear Aspect
- In and Out Driveway with Tandem Garage

Occupying a RARELY AVAILABLE POSITION with substantial accommodation spanning over 2100 SQ FT (stms), this detached family home is located on one of the most DESIRABLE ROADS in THORPE. With extended accommodation which has been REMODELLED and UPDATED, an OPEN PLAN KITCHEN/BREAKFAST ROOM offers a built-in utility cupboard and FRENCH DOORS to the rear. This room opens to the SNUG which has a WOOD BURNER and SLIDING DOORS into the DINING ROOM - with an excellent view over the gardens. BI-FOLDING DOUBLE DOORS lead into the 23' SITTING ROOM and in turn, the CONSERVATORY. There is an ENTRANCE PORCH and HALL both with space for cloak and boot storage, a CLOAKROOM and STUDY finish the ground floor. Heading upstairs a FAMILY BATHROOM and FOUR BEDROOMS are accessed off landing, and the MAIN BEDROOM boasts a WALK-IN WARDROBE with DRESSING AREA and an EN SUITE. The rear garden is LAID to LAWN with a TREE LINED ASPECT TO REAR and a DINING TERRACE.

#### LOCATION

This property's exclusive location is situated within the popular suburb of Thorpe St Andrew which is to the east side of Norwich and offers a variety of local amenities, including shops, schools, doctors and dentist surgeries. A regular bus services runs into the city centre and Norwich train station provides daily services to London and Cambridge.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR7 0EY), but to help you...Leave Norwich heading east on Thorpe Road, continuing over the traffic lights onto Yarmouth Road and into Thorpe St Andrew. Turn left onto South Avenue and the property can be found on the left-hand side.

The property is approached via an "in and out" driveway with brick weave underfoot. Access is provided to the garage, main property and through a gate to the rear garden.

uPVC double glazed sliding door to:

#### ENTRANCE PORCH

14' 8" x 3' 1" (4.47m x 0.94m) Karndeane flooring, uPVC double glazed window to front, uPVC double glazed window to side, cloaks storage space.

#### ENTRANCE HALL

Karndeane flooring, radiator, stairs to first floor landing, built-in storage cupboard, cloaks storage space, coved ceiling with recessed spotlights, doors to:

#### SITTING ROOM

23' 1" x 12' 9" Max (7.04m x 3.89m) Electric flame effect fire set within decorative surround, fitted carpet, radiator x2, double glazed window to front, coved ceiling with recessed spotlights, Bi-folding doors to dining room. Sliding patio doors to:

#### CONSERVATORY

13' x 7' 5" (3.96m x 2.26m) Karndeane flooring, vertical radiator, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed French doors to side.

#### DINING ROOM

13' 6" x 11' 6" (4.11m x 3.51m) Karndeane flooring, radiator, double glazed window to rear, smooth coved ceiling with recessed spotlights, door to entrance hall, sliding doors to:

#### SNUG

11' 8" x 6' 9" Max (3.56m x 2.06m) Wood burner, Karndeane flooring, double glazed window to rear, smooth coved ceiling with recessed spotlights, opening to:

#### KITCHEN/BREAKFAST ROOM

26' 6" x 8' 8" Max (8.08m x 2.64m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit, waste disposal unit, tiled splash backs, inset gas hob and extractor fan over, built-in eye level electric double oven, integrated dishwasher, space for fridge/freezer, space for washing machine, space for tumble dryer, Karndeane flooring, radiator, double glazed window to front, double glazed French doors to rear, cupboard housing wall mounted gas fired central heating boiler, built-in double storage cupboard, smooth coved ceiling with recessed spotlights, door to entrance hall.

#### STUDY

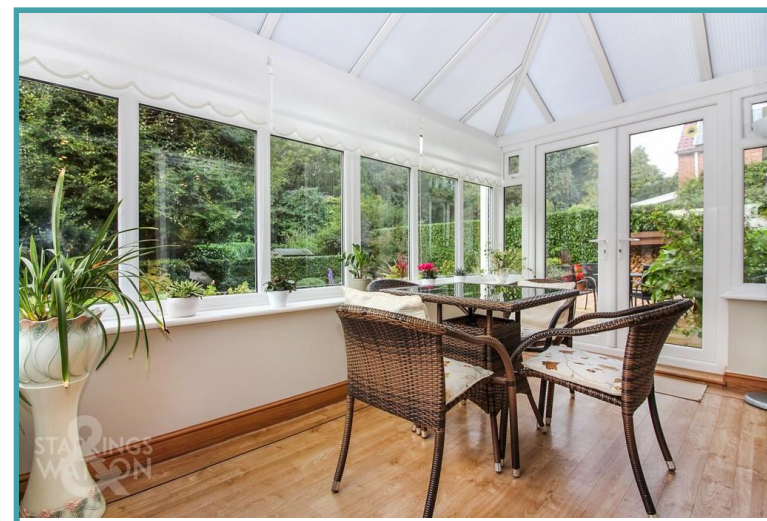
7' 1" x 6' 9" Max (2.16m x 2.06m) Karndeane flooring, fitted range of office furniture including desk, drawers, cupboard and shelving, radiator, double glazed window to front, coved ceiling.

#### CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, Karndeane flooring, radiator, obscure double glazed window to front, coved ceiling.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, double glazed window to front, built-in airing cupboard, coved ceiling, doors to:



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#### DOUBLE BEDROOM

12' 7" x 10' 6" Max (3.84m x 3.2m) Fitted carpet, radiator, double glazed window to front, range of built-in bedroom furniture, coved ceiling.

#### DOUBLE BEDROOM

12' 7" x 12' (3.84m x 3.66m) Fitted carpet, radiator, double glazed window to rear, range of built-in bedroom furniture, coved ceiling.

#### DOUBLE BEDROOM

10' 8" x 8' 5" (3.25m x 2.57m) Fitted carpet, radiator, double glazed window to rear, coved ceiling.

#### DOUBLE BEDROOM

14' 6" x 13' 1" Max (4.42m x 3.99m) Fitted carpet, built in fitted bedroom furniture, radiator, double glazed window to rear, smooth coved ceiling, opening to dressing room, door to:

#### EN SUITE

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with twin head thermostatically controlled rainfall shower, tiled walls, vinyl flooring, heated towel rail, obscure double glazed window to front, smooth coved ceiling with recessed spotlights and extractor fan.

#### DRESSING ROOM

22' 8" x 8' 9" (6.91m x 2.67m) Fitted carpet, radiator, double glazed window to front, double glazed window to rear, smooth coved ceiling with recessed spotlights.

#### FAMILY BATHROOM

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, electric shower and glazed shower screen, tiled walls, vinyl flooring, heated towel rail, obscure double glazed window to front, smooth coved ceiling with recessed spotlights and extractor fan.

#### OUTSIDE

Leaving the property via the kitchen/breakfast room French doors step onto a raised Indian sandstone patio with built-in brick flowerbeds and drainage. Two sets of steps lead down to the lawned garden enjoying a South West facing aspect with well-stocked flowerbeds and mature shrubbery at the borders, whilst high-level hedging at the boundary offers privacy and a secluded aspect.

#### TANDEM GARAGE

33' 5" x 8' 9" (10.19m x 2.67m) Up and over door to front, window to rear, door to rear, storage above, power and lighting.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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