



Pound Lane, Thorpe St. Andrew, Norwich

Guide Price £370,000 - £380,000 Freehold

Energy Efficiency Rating : D

- ✓ Detached Family Home
- ✓ Excellent Position in Thorpe St Andrew
- ✓ Generous Corner Plot
- ✓ Scope to Extend (stp) or Remodel
- ✓ Bathroom, Cloakroom & Utility Room
- ✓ Five Bedrooms
- ✓ Gardens to Front, Side & Rear
- ✓ Parking to Front for Multiple Vehicles

**STARKINGS
&
WATSON**

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116



FAMILY HOME with scope to REMODEL and EXTEND (stp) the accommodation which already spans almost 1600 Sq ft (stms). Stepping inside, a PORCH and HALL ENTRANCE offers doors into the SITTING ROOM and KITCHEN, of which both have access into the DINING ROOM which creates a WONDERFUL FLOW through the ground floor. The sitting room has a PERIOD FIRE PLACE with timber surround, the KITCHEN perfectly contrasts HIGH GLOSS white cabinets with deep coloured WOOD WORK SURFACE also featuring an adjoining UTILITY ROOM. Finally, to the ground floor there is CLOAKROOM and adjacent DOUBLE BEDROOM which was formerly the garage. Upstairs, FOUR FURTHER BEDROOMS offer space for DOUBLE BEDS, with an adjacent FAMILY BATHROOM with a three piece suite. Stepping into the rear garden, the PATIO extends from the property providing an ENTERTAINING SPACE with a pathway that leads round, passing the lawned gardens, all enclosed by TIMBER PANEL FENCING.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR7 0UN), but to help you...Leave Norwich heading east on Thorpe Road, continuing over the traffic lights onto Yarmouth Road and into Thorpe St Andrew, continue along the A1042/Ring Road to the traffic lights opposite Sainsburys turning left onto Pound Lane. Then the next left onto a continuation of Pound Lane where the property can be found on the corner of Pound Lane and Eastern Road. Indicated by our For Sale board.

The property is approached by a brickweave pathway with gravel boards either side, and lawn space to the left with laurel hedging and mature borders to the boundary, stepping up to the main entrance.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring, uPVC double glazed window to front, smooth ceiling, door to entrance hall.

ENTRANCE HALL

Parquet flooring, radiator, obscure double glazed window to front, stairs to first floor landing, built-in storage cupboard, smooth ceiling with recessed spotlights, doors to:



CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin and mixer tap over, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to side, smooth ceiling

SITTING ROOM

14' 11" x 12' 1" (4.55m x 3.68m) Feature fire place, Parquet flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side, television and telephone points, smooth coved ceiling, door to:

DINING ROOM

13' 1" x 9' 7" (3.99m x 2.92m) Parquet flooring, radiator, uPVC double glazed window to side, uPVC double glazed French doors to rear, smooth coved ceiling, door to:

KITCHEN

11' 8" x 8' 11" (3.56m x 2.72m) Fitted range of wall and base level units with solid wood work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob, built-in electric oven with glass splash back and extractor fan over, integrated fridge/freezer, integrated dishwasher, integrated microwave, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to side, smooth ceiling with recessed spotlights, door to entrance hall, door to:

UTILITY ROOM

5' 7" x 5' 5" Max (1.7m x 1.65m) Space for fridge freezer, space for washing machine, tiled flooring, uPVC obscure double glazed window to side, wall mounted gas fired central heating boiler, smooth ceiling.

DOUBLE BEDROOM

15' 9" x 7' 11" (4.8m x 2.41m) Wood effect flooring, uPVC double glazed window to front, uPVC double glazed window to side, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling with recessed spotlights, doors to:

BEDROOM

9' x 7' 11" (2.74m x 2.41m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

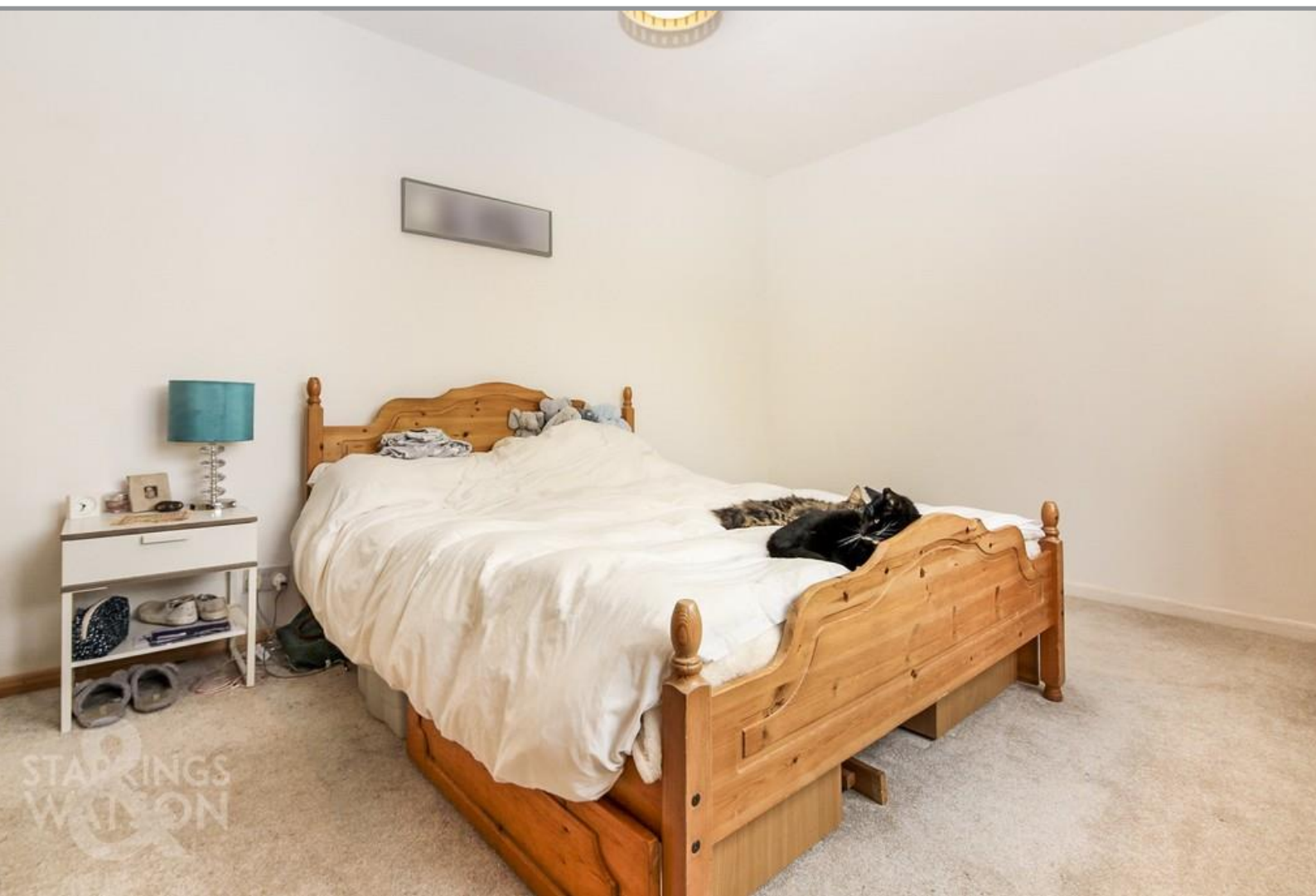
FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with thermostatically controlled shower and glazed shower screen, aqua board splash backs, wall mounted vanity mirror with lighting, tiled flooring, vertical radiator, uPVC obscure double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

14' 2" x 10' 4" Max (4.32m x 3.15m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.







DOUBLE BEDROOM

14' 11" x 10' 9" (4.55m x 3.28m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, smooth ceiling.

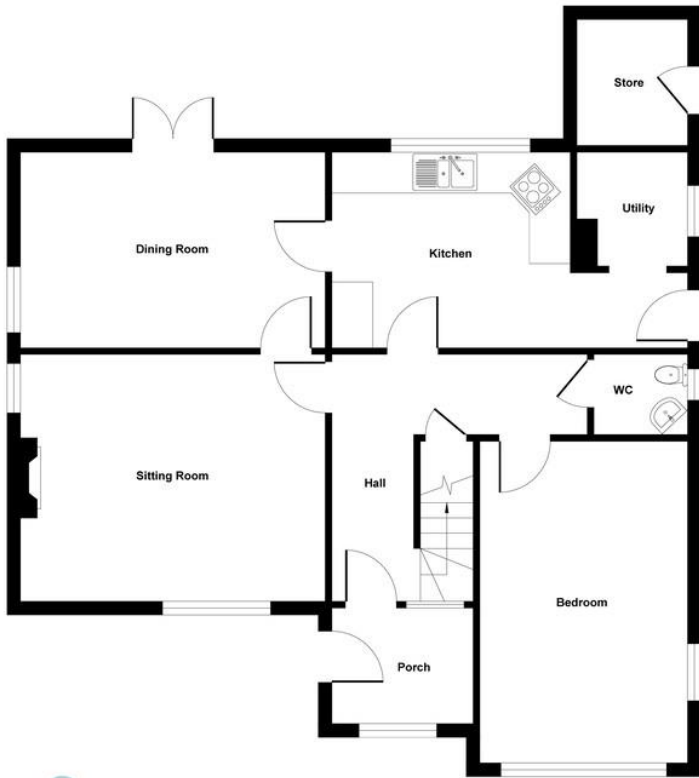
DOUBLE BEDROOM

11' 11" x 8' 5" (3.63m x 2.57m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

OUTSIDE

Leaving the dining room via French doors, you will find a surprisingly spacious garden, which opens onto a raised decked area with pergola, leading to spacious patio space with timber shed and external brick store. You will also find steps leading down to the lawn, enclosed by brick walling and timber panelled fencing.





Ground Floor
Approximate Floor Area
877 sq. ft
(81.47 sq. m)



First Floor
Approximate Floor Area
718 sq. ft
(66.70 sq. m)

Approx. Gross Internal Floor Area 1595 sq. ft / 148.17 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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