

Arnolds | Keys



Boulderside Close, Thorpe St Andrew
Guide Price £950,000



Property Features

- Detached Family Home
- Five Bedrooms (Potentially 6)
- No Onward Chain
- Impressive Reception/Dining Hall
- Study/Bedroom 6 or 7
- Kitchen/Breakfast Room and Utility Room

A beautifully appointed 5 bedroom extended detached family home in a quiet cul-de-sac position on a generous plot of around one third of an acre with a south/south-east facing rear garden. This property is offered for sale with no onward chain.



DESCRIPTION

The house has been thoughtfully extended by the current owners and finished to an extremely high standard. This is an energy efficient home with gas fired heating, feeding radiators throughout the home with individual smart TRV's and controlled by a Honeywell Home App. A Megaflo hot water cylinder in the loft provides pressurised hot water. In addition to this, there are Photovoltaic panels on the roof (12 on the rear and 6 on the front - separate systems) generating electricity and the 6 panels feed into a

storage battery. All of the windows are UPVC double glazed.

The front elevation offers no hint of the spacious accommodation hiding behind, and only upon entry into the expansive 42' long entrance/dining hall which runs all the way from the front to the back is the appetite whetted to explore more of the house. Double doors open to the dual aspect lounge which is a lovely well-proportioned room, overlooking the rear garden.

The kitchen/breakfast room has solid wood worktops with a range of cupboards and drawers below and an inset stainless steel double bowl single drainer sink with mixer tap with hose attachment. Matching wall cupboards with concealed lighting below (one with the gas fired boiler). Separate tall integrated fridge and freezer. Built-in fan assisted oven and grill with covered above and below. Inset electric hob with extractor above. Integrated dishwasher, large pantry cupboard. Island unit with solid wood worktop, breakfast bar and pan drawers, cupboard and wine cooler fridge below. Matching fitted storage cupboards. Two designer radiators. Inset ceiling spotlights. UPVC double glazed window to side aspect. UPVC double glazed folding doors to a paved patio and rear garden.

The utility room has a solid wood worktop with cupboard below and an inset stainless steel single drainer sink with mixer tap and hose attachment. Utility spaces below worktop with plumbing for washing machine and dishwasher. Matching wall cupboards and storage cupboards. Tiled floor. Chrome towel radiator. Loft access hatch.

The study could equally be utilised as a bedroom and



the cloakroom and adjoining cupboard could be altered to create a ground floor shower room.

The bedrooms are arranged around a galleried landing and complemented with stunning en-suite bathroom and shower room. The spacious 4th bedroom is currently used as a large workspace and there is clear potential to divide this space into two double bedrooms.







OUTSIDE

The driveway provides ample parking and leads to an adjoining garage/workshop at the side of the house where there is an electric car charging point. A gate and pathway leads to the rear garden which is laid predominantly to lawn and south east facing with a wide patio to the immediate rear of the property. The swimming pool is tucked away towards the end of the garden and heated by an air source heat pump with a shed housing the pump and filtration equipment.

LOCATION

The popular suburb of Thorpe St Andrew is conveniently located around 3 miles east of the city with easy access to the A47 Norwich Southern Bypass. There are also regular bus services nearby 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 onto Thorpe Road. Continue along Thorpe Road to the traffic lights at the bottom of Harvey Lane and proceed straight over onto Yarmouth Road. Proceed past River Green by the river and turn left at the next set of traffic lights onto Thunder Lane. Proceed up Thunder Lane to the mini roundabout at the junction with Hillcrest Road, continuing straight over and remaining on Thunder Lane. Take the first turning on the right onto Boulderside Close and the property will be found on the right hand side.

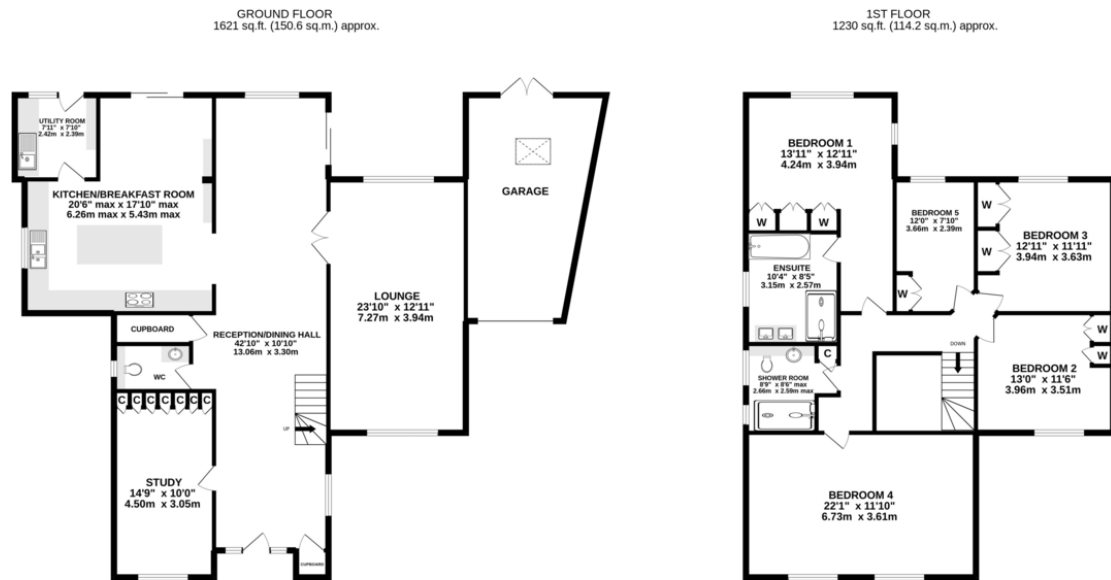
AGENT'S NOTES

Freehold
Council Tax Band 'F' - Broadland District Council
Mains gas, electricity, water and drainage are connected

VIEWING

Strictly by appointment with Arnolds Keys Norwich on 01603 620551.

DIRECTIONS



TOTAL FLOOR AREA: 2850 sq.ft. (264.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	83	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Otta way (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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Monday - Friday: 9am - 5.30pm
Saturday: 9am - 4pm

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