

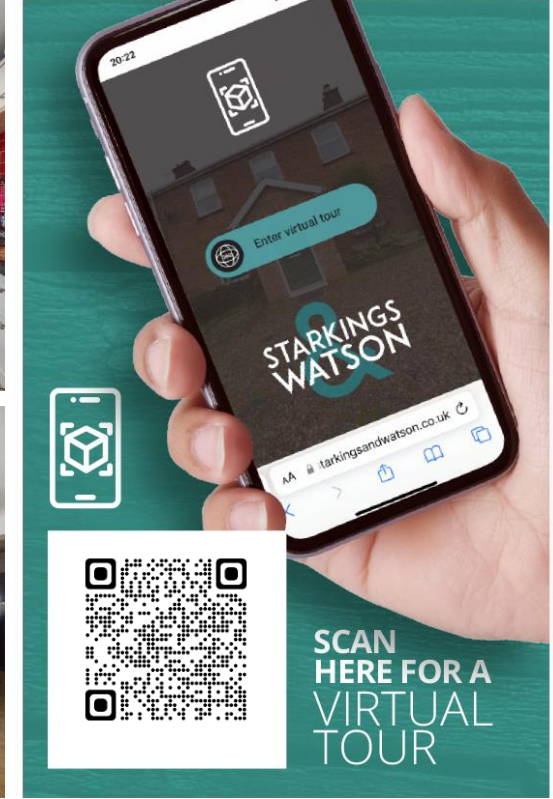
CHARLES AVENUE

Thorpe St. Andrew, Norwich NR7 0PF

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE  
PROPERTY



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- Extended Semi-Detached Home
- Annexe Potential
- Open Plan Living
- Sitting Room with Feature Fireplace
- Study & Ground Floor Shower Room
- Three Bedrooms
- Private Gardens with Decking & Summer House
- Off Road Parking

### IN SUMMARY

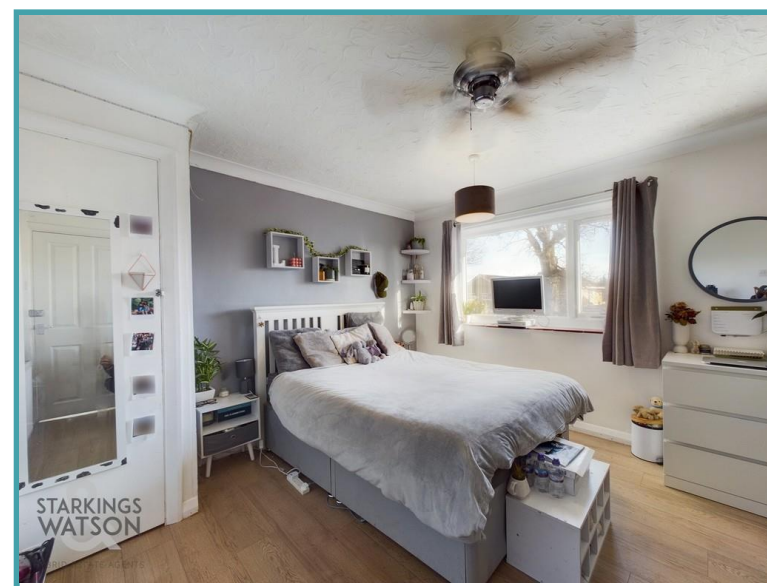
This EXTENDED semi-detached home offers ANNEXE POTENTIAL - with some 1364 Sq. ft (stms) of accommodation including a SUNROOM in the GARDEN - ideal for entertaining or extra living space. Having been upgraded with new windows, guttering and gas fired central heating boiler, an OPEN PLAN FEEL to the ground floor ensures there is ample space for a growing family or those needing ROOM to WORK FROM HOME. With OFF ROAD PARKING to front, the accommodation starts with the main entrance hall, leading to the STUDY and sitting room. With SLIDING DOORS for privacy or open plan living, you can then head into the KITCHEN/DINING ROOM which spans over 25' and also FLOWS SEAMLESSLY into the GARDEN. A shower room is located to one side, with the ANNEXE SITTING ROOM and BEDROOM beyond. Upstairs, THREE BEDROOMS and the family bathroom lead off the landing. The rear GARDEN is a PEACEFUL HAVEN with a TREE LINED REAR ASPECT, central lawn and LARGE DECKED SEATING AREA.

### SETTING THE SCENE

Situated on a road of similar properties, a brick weave driveway offers side by side parking, with timber fenced boundaries to both sides. A plum slate bed offers potential for a keen gardener to add some detail and colour.

### THE GRAND TOUR

Heading in the front door, wood effect flooring under foot allows for a family friendly entrance hall, with space for coats and shoes. To your right, the study can be found with a front facing aspect and built-in storage. The sitting room is adjacent, whilst the current vendors choose not to use this door, you can also lead round from the kitchen/dining room. The sitting room faces a feature fire place, with wood effect flooring and a large window to front, whilst wall lighting and a smooth coved ceiling completes the look. Sliding doors open to the kitchen/dining room where you will find space for a table and further soft furnishings. Wood effect flooring continues through, with sliding patio doors opening straight onto the decking area outside. An island style unit forms part of the kitchen, with space for a Range style cooker and various white goods, along with a breakfast bar. A good range of units run along the base and floor, with a stainless steel sink unit and striking tiled splash backs, with a further set of French doors opening onto the decking. To one corner, a tiled shower room can be found, including a twin head thermostatically controlled rainfall shower and heated towel rail. Opposite, the annexe sitting room can be found with the bedroom leading in tandem - both finished with



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**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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fitted carpet. These two rooms could equally be a garden or play room, or a further study. Upstairs, the landing is carpeted, with a window to side and built-in storage cupboard. The family bathroom offers a shower over the bath, with tiled splash backs and flooring. Two of the bedrooms are doubles in size, both with built-in storage, and the main bedroom offering a full width run of wardrobes. The third bedroom is a single, with a built-in cupboard. The property is finished with uPVC double glazing and gas fired central heating.

### THE GREAT OUTDOORS

The rear garden has been landscaped to include a central lawn with a large patio area, and decked seating area under a timber pergola. The garden is enclosed with hedging and fencing, with various planted borders. The timber built sun-room/summer house offers further accommodation with power and lighting. Various storage sheds can be found beyond.

### OUT & ABOUT

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.

### FIND US

Postcode : NR7 0PF

What3Words : ///bath.blank.chips

### VIRTUAL TOUR

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

Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)  
1364.91 ft<sup>2</sup>  
126.80 m<sup>2</sup>

