

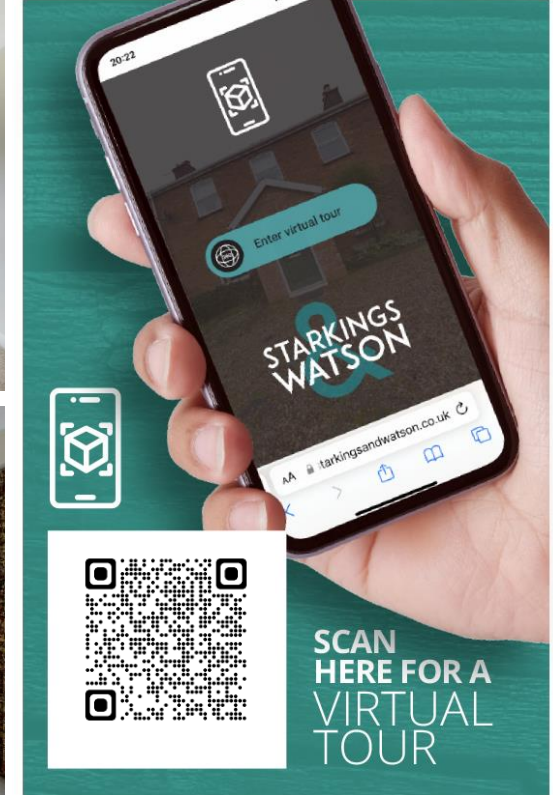
CHARLES AVENUE

# Thorpe St Andrew, Norwich NR7 0PF

Freehold | Energy Efficiency Rating : TBC

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- No Chain!
- Requiring Updating & Modernisation
- Porch & Hall Entrance
- Three Open Plan Reception Rooms
- Kitchen with Potential for Open Plan Dining
- Three Bedrooms
- Off Road Parking & Car Port
- Enclosed Mature Gardens

### IN SUMMARY

NO CHAIN & REQUIRING UPDATING. This MUCH LOVED home sits on a highly sought after NR7 street, with well proportioned accommodation, and HUGE POTENTIAL to UPDATE and MODERNISE, or potentially EXTEND (stp). Whilst the property is liveable in its current condition, it is certainly at the point of needing a fresh pair of eyes to take it forward. The accommodation starts with a PORCH and HALL ENTRANCE, leading to the 11' KITCHEN and PANTRY CUPBOARD which houses a rather unorthodox downstairs W.C! The living space is OPEN PLAN, including a 13' sitting room, 11' dining room and 10' STUDY/FAMILY ROOM. Upstairs, THREE BEDROOMS lead off the landing, with a W.C, and bathroom with a WALK-IN BATH. The rear GARDENS are a particular feature, with MATURE PLANTING and a private setting.

### SETTING THE SCENE

Situated on a pretty street of similar properties, a paved driveway provide off road parking and a low maintenance frontage, The planted section of the

garden can take care of itself, whilst a door leads to the front porch, and double doors open to the car port.

### THE GRAND TOUR

Heading in the uPVC double glazed door, the entrance porch offers windows to both sides, and a further door to the spacious hall entrance, with stairs to the first floor and storage under. Doors lead straight ahead into the fitted kitchen, functional but dated by today's standards, with a door to the car port, window to rear and built-in original pantry now housing a ground floor W.C. The front sitting room is bay fronted, with a feature fire place, and is in need of a new floor covering. Open plan to the dining room, a door leads to the kitchen, with clear potential to create a large open plan expanse, subject to the necessary checks and permissions. A further study/family room can be found beyond. Upstairs, three bedrooms lead off the landing, all with a range of built-in storage. The first floor W.C and bathroom are separate, with the bathroom offering a walk-in bath, but with potential for a lay down bath or shower. Some double glazing and a range of electric storage heaters are installed.

### THE GREAT OUTDOORS

From the car port, a door opens to a storage shed, and a gate to the garden, with a raised patio seating area. Crazy paving forms a path, with a central lawn and range of mature planted borders with shrubbery and hedging. Requiring some taming, the garden offers a good grounding for a keen gardener, with enclosed boundaries.



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



## 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 : ///accent.public.aware

## VIRTUAL TOUR

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

**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.

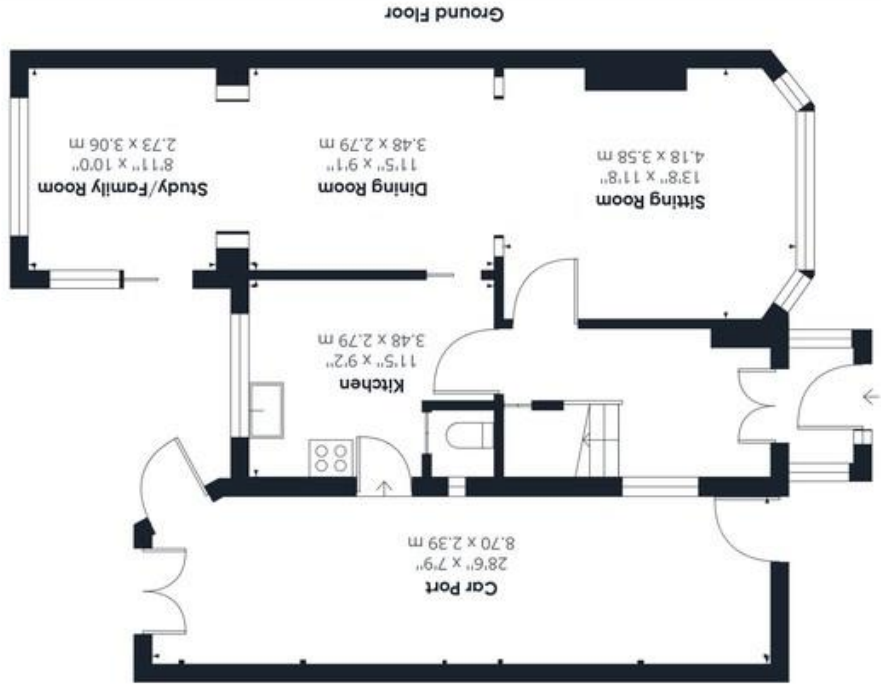
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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
1212.67 ft<sup>2</sup>  
112.66 m<sup>2</sup>