

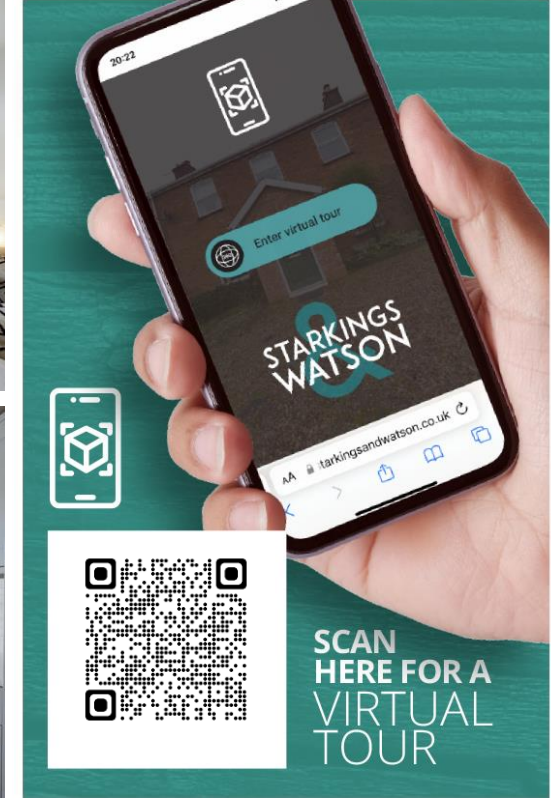
SOUTH HILL ROAD

Thorpe St. Andrew, Norwich NR7 0PQ

Freehold | Energy Efficiency Rating : E

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STARKINGS & WATSON

- Semi-Detached Bungalow
- Corner Plot with Scope to Extend (stp)
- Close to Schooling & Amenities
- Beautiful Kitchen with Island
- Three Bedrooms or Two with Dining Room
- Bathroom with Rolled Top Bath
- Landscaping Required to Rear
- Off Road Parking and Garden to Front

IN SUMMARY

NO CHAIN and with MOTIVATED VENDORS! With only FINISHING TOUCHES to be made to the internal accommodation, this SEMI-DETACHED BUNGALOW has been on a journey of RENOVATION. There is SCOPE TO EXTEND (stp) and there has been some REMODELLING already. The layout inside now features THREE BEDROOMS. A SITTING ROOM opens to the MODERN FITTED KITCHEN and finally the BATHROOM. Outside, there is a more work to be done! An ENTERTAINING SPACE has been added outside the FRENCH DOORS with the remainder of the garden left as a BLANK CANVAS for a purchaser to LANDSCAPE. There previously was a GARAGE which could also be RE-INSTATED and the DRIVEWAY to front could be extended and UPDATED.

SETTING THE SCENE

The property occupies a corner plot and is set a little back from the road with ample space to front for a parking area or garden. There is a hardstanding driveway which runs alongside the property towards the rear garden which is currently open but could be

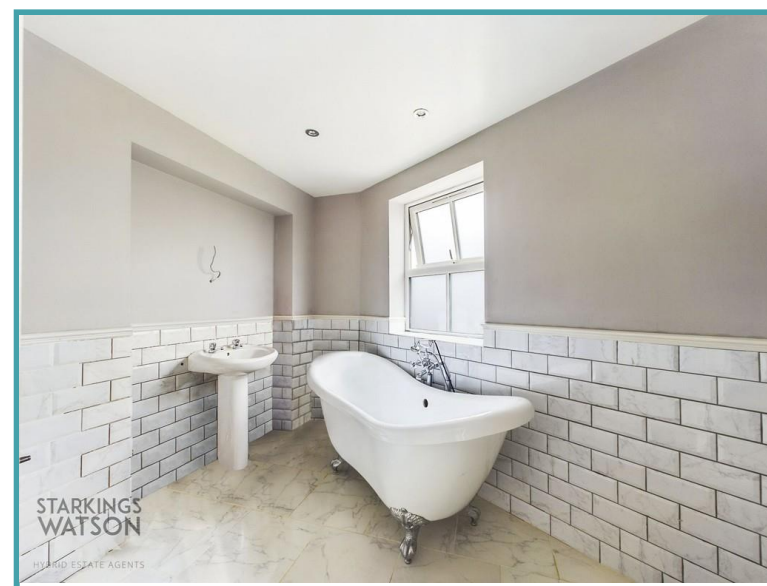
made more secure with the re-instating of the garage and the addition of a gate.

THE GRAND TOUR

The entrance hall has wood effect flooring underfoot, a radiator, electric fuse box and a loft access hatch with doors taking you in to two bedrooms and the sitting room. The left-hand bedroom is the largest and has a set of wonderful sash windows facing to front which are mirrored in bedroom two, both facing to front. The sitting room, has a feature fireplace and has been painted in two tones above and below the dado rail. There is an opening to the kitchen and a door into the third bedroom. This room, has a multitude of uses, currently as mentioned before, it is a bedroom but it could be a dining room, home office or craft room if required. The kitchen has been refitted with modern wall and base level units and eye level double oven and an induction hob has been inset on the central island which has a breakfast bar. There are French doors, leading to the rear gardens and finally a door into the family bathroom. In this room, there is a rolled top bath, half tiled walls and a wonderful marble effect flooring. The obscure glazed window facing to side brings in natural light.

THE GREAT OUTDOORS

The rear garden is where the most work is required. Currently a decked area has been added just outside the French doors which is large enough for a garden furniture set. Stepping down from here, there is a lawned garden which is enclosed by timber panel fencing. A concrete pad is in the garden where the



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previous garage was - this could be re-instated or moved forward (stp) to increase the amount of outside space available to you outside.

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 0PQ

What3Words : ///strong.scouts.curve

VIRTUAL TOUR

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

AGENTS NOTE

The photos have been enhanced in some places to show what the gardens / rooms could look like once finished. Current condition of the property can be seen in the virtual tour.

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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Approximate total area⁽¹⁾

607.90 ft²

56.48 m²

Decked Area
9'10" x 11'10"
3.01 x 3.62 m

Bathroom
9'5" x 8'9"
2.88 x 2.69 m

Bedroom /
Dining Room
8'4" x 9'10"
2.55 x 3.01 m

Bedroom
11'5" x 10'0"
3.49 x 3.05 m

Kitchen
9'5" x 9'1"
2.89 x 2.77 m

Sitting Room
10'11" x 12'5"
3.34 x 3.79 m

Bedroom
8'11" x 8'10"
2.72 x 2.71 m

(1) Excluding balconies and terraces

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.

