

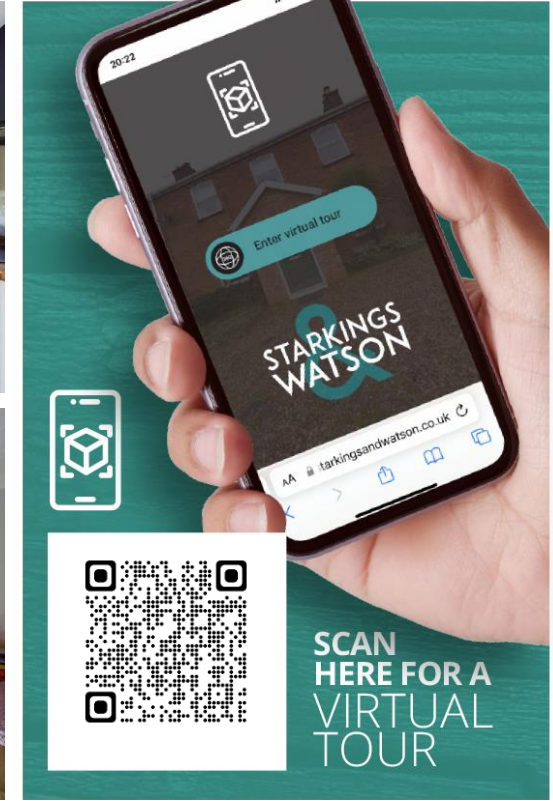
EASTERN ROAD

# Thorpe St Andrew, Norwich NR7 0UJ

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Sought After NR7 Location
- Scope to Extend (stp)
- Open Kitchen/Dining Room
- Sitting Room with Window to Front
- Three Bedrooms
- Gardens to Rear
- Unique Position & Plot Size
- Parking & Gardens to Front

### IN SUMMARY

Positioned within WALKING DISTANCE to amenities and SCHOOLS, this semi-detached home offers OPEN PLAN SPACES and good size bedrooms with SCOPE TO EXTEND (stp). The SITTING ROOM and KITCHEN lead from the hallway, as do the stairs to the first floor. The only room at ground level which is not connect to the hall is the UTILITY ROOM which adjoins the KITCHEN. Upstairs THREE BEDROOMS lead from the landing, with a FAMILY BATHROOM finished with a MODERN THREE-PIECE SUITE. To rear, there are gardens which are laid to lawn with STORAGE BUILDINGS and there is access to the PARKING at the front.

### SETTING THE SCENE

Set back from the road and occupying a corner plot. there is a generous parking area with adjacent lawn and garden. This could of course be used as additional parking once a new surface had been laid to accommodate vehicles.

### THE GRAND TOUR

Once inside there is engineered oak flooring underfoot with coat and shoe storage space before you reach the stairs. On the left-hand side, the door takes you into the sitting room which is flooded with natural light through the uPVC double glazed window which faces to front and spans almost the width of the room. The next room after following the accommodation round is an open plan kitchen/dining room with additional cabinets added adjacent to the dining area. There are integrated cooking appliances including an induction hob, electric cooker with black glass splash-backs with an extractor fan. Space has been created for a slimline dishwasher in the kitchen area and remaining white goods are under counter in the utility room adjacent. Upstairs, there are three bedrooms which lead from the landing of which two are good size doubles and the third would be a perfect home office or single room. There is a family bathroom which has a low level W.C, pedestal hand wash basin and a panelled bath.

### THE GREAT OUTDOORS

The garden is mainly laid to lawn with an area of patio providing the ideal space to relax and entertain, whilst flowerbeds with mature plants and shrubs can be found, with hedging and timber panel fencing running around the boundary.



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 0UJ

What3Words : ///much.lasts.bench

### VIRTUAL TOUR

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

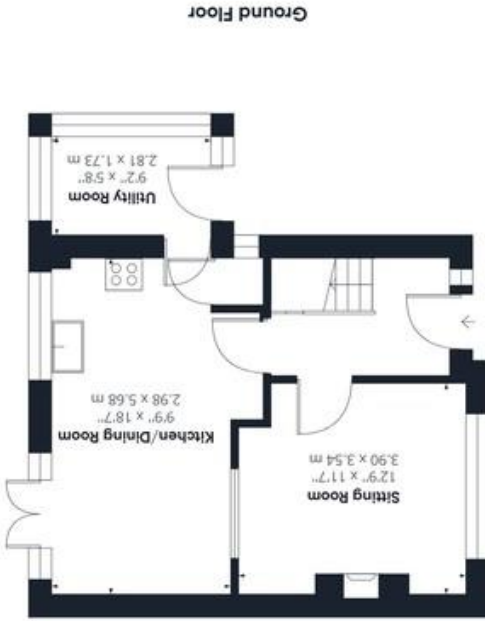
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**Approximate total area<sup>(1)</sup>**  
864.65 ft<sup>2</sup>  
80.33 m<sup>2</sup>

(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.

