

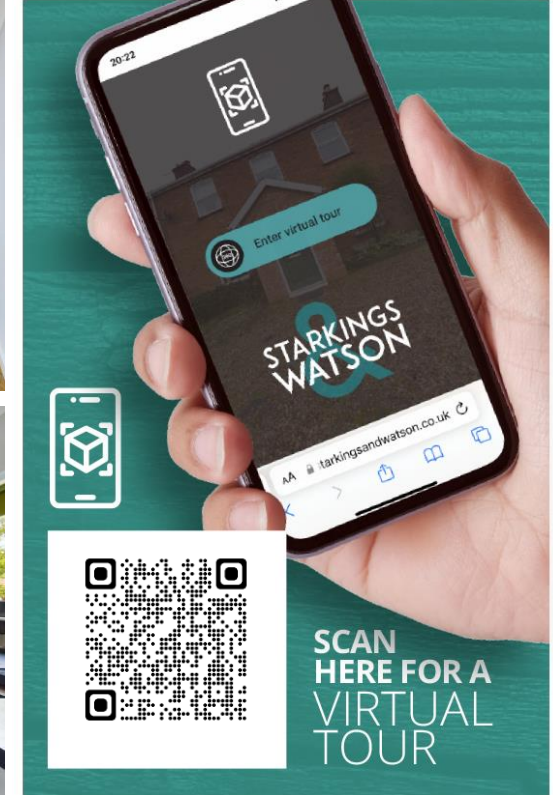
BELMORE ROAD

# Thorpe St Andrew, Norwich NR7 0PR

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

- Sought After NR7 Location
- Scope to Convert Loft Space (stp)
- Walking Distance to Amenities & Schooling
- Open Plan Sitting/Dining Room
- Modern Fitted Kitchen
- Three Bedrooms at Ground Level
- Generous Gardens to Rear
- Shingled Parking to Front

#### IN SUMMARY

NON-OVERLOOKED REAR ASPECT, landscaped GARDENS and SPACE TO ENTERTAIN. This wonderful home in THORPE ST. ANDREW is within close proximity to SCHOOLS and AMENITIES, with a modern neutral finish throughout. There is an entrance hall which connects TWO DOUBLE BEDROOMS and then access to the SITTING/DINING ROOM. Adjoining this OPEN PLAN SPACE, a kitchen and hallway with a FOUR PIECE FAMILY BATHROOM and a further bedroom. Parking can be found to front which is off road with a BRICK WALLED BOUNDARY.

#### SETTING THE SCENE

Set behind a low level brick wall, there is a parking area with shingle underfoot which leads to the main property and through a side access gate to the rear garden.

#### THE GRAND TOUR

Passing through the composite entrance door, this immaculately presented home has a modern neutral décor which has been updated with luxury fitted

carpets. To the left and right as you enter, there are two double bedrooms, both have windows facing to front and one has built in wardrobes running wall to wall. Continuing through the accommodation, you enter the sitting room which connects to the dining area - the separation of space defined by a change in the flooring. To the left-hand side of the sitting room, there is an inner hall which connects to the third bedroom and the four piece family bathroom. Finally, the kitchen has integrated appliances recessed into white cabinets with contrasting black handles and work surfaces. There is an eye level electric double oven, gas hob and extractor fan, with space left for a washing machine and dishwasher.

#### THE GREAT OUTDOORS

The rear garden at this home had a wonderful non-overlooked aspect to enjoy with just mature trees acting as a leafy backdrop. There is a patio which extends from the main property leading to an area of lawn with a hard standing footpath which runs the full length of the plot to the timber storage buildings. There is timber fencing at all boundaries with gated access to side.

#### 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.



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



#### FIND US

Postcode : NR7 0PR

What3Words : ///free.employ.serve

#### 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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**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)  
770.76 ft<sup>2</sup>  
71.61 m<sup>2</sup>

