



THE STORY OF

1 The Old Chapel

St Andrew's Park, Norfolk

SOWERBYS

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St Andrew's Park, Norwich, Norfolk
NR7 0GG

Wonderful Chapel Conversion

Stunning Open-Plan Sitting Room

Fabulous Kitchen

Three Ground Floor Bedrooms, Two Bathrooms

Mezzanine Sitting Room/Bedroom plus En-Suite

Fine Library on the Top Floor

Balcony with Views

Communal Grounds, Allotment and Play Area

Five Parking Spaces

Popular Location

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“A unique and beautiful home,
with so many amazing aspects.”

Set within an exclusive development, The Old Chapel stands proud. This chapel conversion has been perfectly divided into three stunning homes. Number 1 at The Old Chapel offers so much, and this stunning home gifts an exquisite lifestyle across four floors of exceptional accommodation.

Steps take you to the entrance door, and upon entering, you are greeted by a spacious hall, complete with ample

storage cupboards for coats and shoes. The inner staircase hall reveals a secret cellar, adding a touch of intrigue to the home.

The ground floor boasts three generously sized bedrooms, all beautifully proportioned. The principal bedroom is particularly impressive, featuring a well-fitted en-suite shower room, while a separate family bathroom caters to the needs of the household.





Ascending the spiral staircase to the first floor, you will be greeted by the ultimate wow-factor. Passing through the inner hall - and the convenient laundry room - you head into a sociable and bright reception room. The incredible ceiling height creates a sense of grandeur, complemented by floor-to-ceiling windows which offer breathtaking views. The well-designed kitchen, perfect for both cooking and socialising, is located adjacent to the reception room. Step outside onto the balcony, a tranquil space ideal for enjoying fresh air and absorbing the picturesque surroundings.



As you continue to explore, you'll feel like you're in an opulent theatre as another spiral staircase lets you discover a mezzanine floor. This versatile space can serve as a bedroom with an en-suite, an office, or an additional sitting room, all while taking advantage of the stunning views.



“Every window is a picture. There are lovely sunrises and sunsets.”

For those seeking a peaceful retreat, the top floor is perfect. This level features an ideal library, complete with fitted shelving and an ornate octagonal-shaped carved ceiling adorned with delicate inlaid Fleur De Lis motifs.

Living at St Andrew's Park offers a real sense of community. The sweeping communal grounds provide ample outdoor space for residents to enjoy. For those with a green thumb, there is an allotment where you can grow your own produce and - additionally - a dedicated children's play area ensures that young ones have a space to enjoy and explore. Finally, parking is never a concern, with available parking spaces in an abundance.

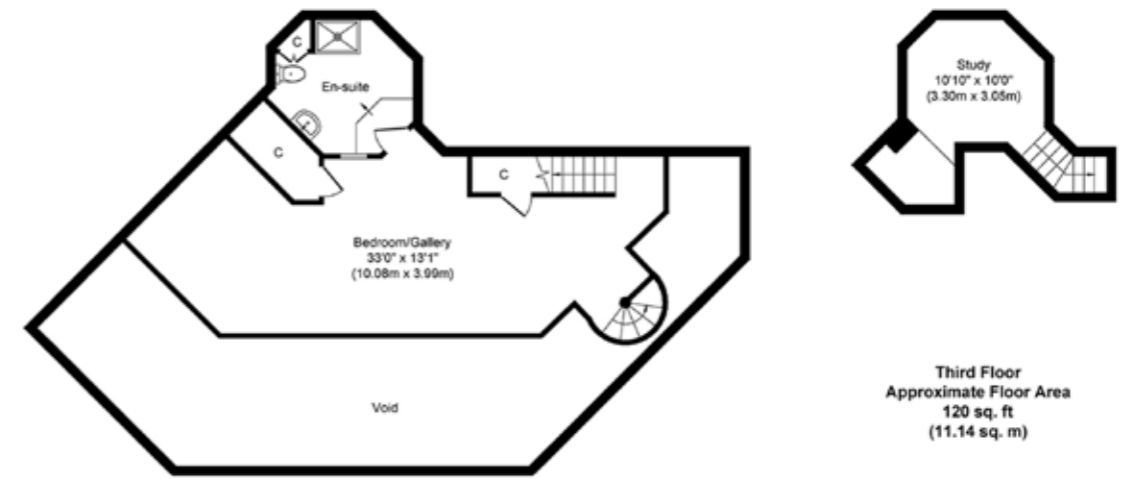
“The Broads are nearby and great to explore.”

This stunning conversion offers a charming lifestyle, close to the city of Norwich, without the confines of an exclusive development. Whether its the break-taking views, open-plan layout, mezzanine or communal grounds - this home truly embodies luxury living.

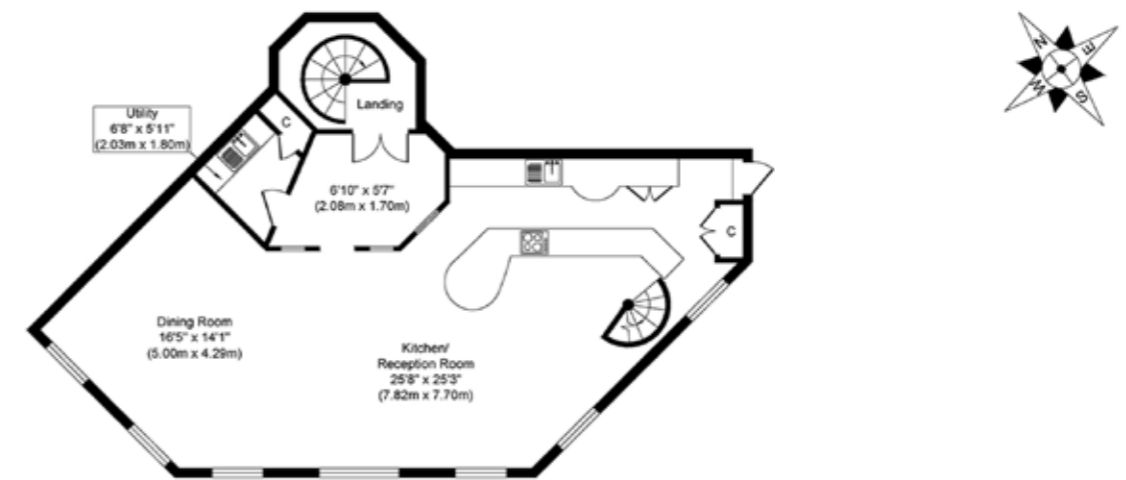




“We’re situated in a lovely park, with gorgeous views.”



Second Floor
Approximate Floor Area
537 sq. ft
(49.88 sq. m)
(Excluding Void)



First Floor
Approximate Floor Area
979 sq. ft
(90.95 sq. m)



Ground Floor
Approximate Floor Area
1134 sq. ft
(105.35 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

St Andrew's Park

IN NORFOLK
IS THE PLACE TO CALL HOME



The countryside community of St Andrews Park is an elegant collection of homes located in the popular Norwich suburb of Thorpe St Andrew. Approximately 4 miles from the centre of the cathedral city, the area is well-connected with the train station being approximately a ten minute drive away, and Norwich Airport around 15 minutes drive, via the easily accessible Northern Distributor Road.

Within Thorpe St Andrew, there are various facilities including a health club, Sainsbury's supermarket, and local primary and secondary schools, rated 'Good' by OFSTED. The attractive River Green, with its delightful riverside setting, is home to numerous shops and businesses, really giving the feel of village life. Within a short stroll you'll find a cafe, several pubs, an Indian restaurant, Chinese takeaway and fish and chip shop, and day-to-day living is well provided for by the excellent range of local shops on the doorstep.

Neighbouring Thorpe Marshes are delightful, popular with dog walkers, bird watchers and nature lovers and the River Yare is also just a few minutes' walk away, providing mooring for boats and a launch site for smaller craft. With a wonderful mix of urban access, the atmosphere of a small town, and neighbouring countryside, Thorpe St Andrew offers the perfect balanced lifestyle.

The property sits on a major route with public transport into Norwich, which has everything you would desire of a vibrant regional capital. Norwich has a modern cultural feel, a real sense of history preserved, with beautiful heritage, dynamic night-life, two major shopping malls and Norwich's infamous Market. Such is the wide variety of shops, bars, cafés and restaurants that the Norwich Lanes won the great British high street of the year.

Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.



Note from Sowerbys



“Enjoy the fresh air and absorb the views from the terrific balcony.”

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SERVICES CONNECTED

Mains electricity, gas and drainage. Water via mains, and a well.
Gas central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///grow.soils.joined

AGENT'S NOTE

Well-appointed, and useful, brick-built storage shed available by separate negotiation.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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