

SPINNEY ROAD

Thorpe St. Andrew, Norwich NR7 0PW

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Semi-Detached Home in Thorpe
- Approx. 0.10 Acre Plot (stms)
- Immaculate Finish Throughout
- Scope to Extend (stp) or Remodel
- Sitting, Dining Room & Kitchen
- Three Bedrooms & Decorated Loft Space
- Gardens to Front, Side and Rear
- Garage, Part Converted & With W/C

IN SUMMARY

UNIQUE PLOT which boasts GARDENS & PARKING to front and further PRIVATE GARDENS TO SIDE & REAR. The plot in total spans approximately 0.10 ACRES (stms). This family home is on an EXCELLENT BUS ROUTE with AMENITIES & SCHOOLING CLOSE BY. Stepping inside there is a SITTING ROOM AND DINING ROOM with matching PERIOD FIREPLACES, modern fitted kitchen, and PART CONVERTED GARAGE which has been made into a HOME WORK SPACE with its own W/C on the ground floor. Upstairs THREE BEDROOMS can be found off the landing with an UPDATED WALK IN SHOWER added to the THREE PIECE SUITE. There is SCOPE TO EXTEND (stp) over the garage to add ADDITIONAL BEDROOMS without compromising on garden space.

SETTING THE SCENE

As you approach this semi-detached home, there is a shingle driveway to front leading to the garage and main property. A timber gate leads to the rear garden with a lawn and central flowerbed hidden from view behind the high level laurel hedge.

THE GRAND TOUR

Stepping inside this wonderful home, you are greeted with a wider than average entrance hall with fitted carpet running all the way into the sitting room which is on the left-hand side. There is a built in under stairs storage cupboard and doors leading to the part kitchen/dining room and part converted garage which has a ground floor w/c. The sitting room and dining room both have period style fireplaces with granite hearth - there is a wonderful bay window to front of the sitting room and the dining room overlooks a section of garden. The kitchen has cabinets at wall and base level with space for appliances and windows to side and rear. Still with the garage door in place, this room has been insulated with a window added to side and a w/c installed - this can of course be signed off and used as accommodation subject to planning approval. There is also a door to the rear courtyard space and connecting gardens. Upstairs three bedrooms lead from landing all with matching fitted carpet. One bedroom is currently used as a home office and the other two comfortably house king-size beds. For storage, one of the bedrooms has built-in wardrobes running wall-to-wall and the other space for freestanding units. The bathroom has been refitted with a walk-in shower, wall mounted hand wash basin and a low-level WC, whilst there is also a heated towel rail and obscure glazed window to rear.



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THE GREAT OUTDOORS

Entering the gardens which are larger than average and extend alongside the property as it is a corner plot. There is an area of lawn with space for an outbuilding directly behind the property, an area perfect for entertaining outside the kitchen door - which currently has space for a lazy spa/hot tub. A further brick built storage building adjacent and wood store with the final outside building being the rabbit house which is available via separate negotiations. The main garden has a laurel hedge keeping it private from the road, several vegetable patches and runners in place for growing climbing vegetables.

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 0PW

What3Words : ///cable.tables.pads

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⁾

1015.52 ft²

94.34 m²

STARKINGS WATSON

HYBRID ESTATE AGENTS

