

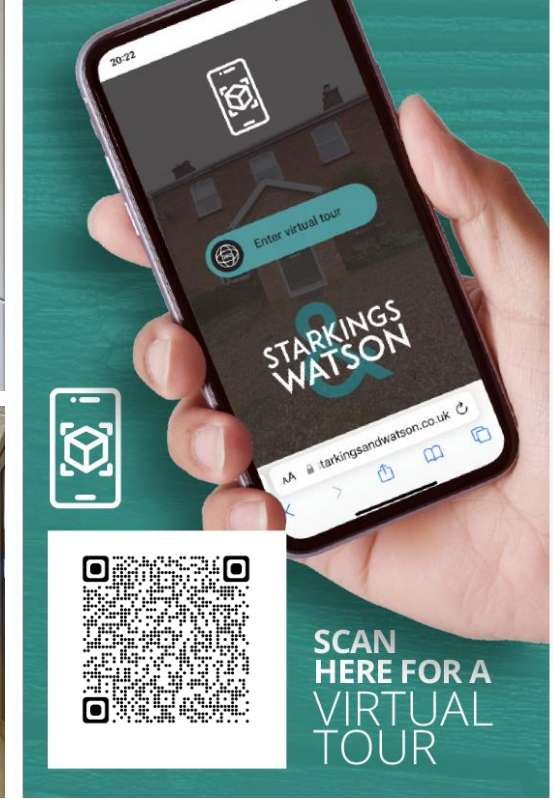
CHURCHFIELD GREEN

St. Williams Way, Thorpe St. Andrew NR7 0HN

Leasehold | Energy Efficiency Rating : E

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

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STARKINGS
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- Over 55's Retirement Bungalow
- Sought After Position in NR7
- Private Gardens & Garden Room
- Sitting/Dining Room with French Doors
- Kitchen with Space for Appliances
- Two Bedrooms
- Service Charges for Maintenance
- Parking Close By

IN SUMMARY

NO CHAIN. This OVER 55'S RETIREMENT BUNGALOW is positioned in the sought after THORPE ST ANDREW which is WELL SERVICED BY AMENITIES and a short distance from NORWICH CITY CENTRE. This home is TUCKED AWAY in the corner, with its OWN PRIVATE GARDENS which are enclosed with TIMBER PANEL FENCING, whilst room was offered for a GARDEN ROOM EXTENSION to be added. The accommodation is finished with modern electric heating and comprises a SITTING/DINING ROOM, kitchen and TWO DOUBLE BEDROOMS which are all serviced by the SHOWER ROOM which leads from the HALL. A communal parking area can be found at the front of the development, whilst SERVICE CHARGES which include maintenance of communal areas ensure the site is well maintained.

SETTING THE SCENE

Accessed via a pedestrian footpath from two directions, there is an area of lawn to front which wraps around the property as it is at the end of the row of bungalows. A hard standing footpath leads

alongside the frontage with a shingle flowerbed and bin storage.

THE GRAND TOUR

As you enter, on the left-hand side there is a shower room with pedestal hand basin. The next room on the left-hand side is the main bedroom which is adjacent to bedroom two, both finished with fitted carpet. An inner hall connects to the sitting/dining room which leads to both the kitchen and the garden room. The kitchen is divided by a partition wall and has an opening with built-in cooking appliances and a fridge/freezer, whilst space has also been left for a washing machine. At the opposite end of the bungalow, the garden room enjoys a view over the garden and French doors leading out.

THE GREAT OUTDOORS

The rear garden is low maintenance and laid to shingle ensuring you can entertain throughout the garden. There is a patio and pathway, timber panel fencing and a gate for security. The gardens are non-overlooked with a lovely area of green beyond the rear boundary.

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 0HN

What3Words : ///scan.press.plan

VIRTUAL TOUR

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

AGENTS NOTE

The property has a lease remaining at 88 years. Ground rent and service charges are approximately £3000 PA.

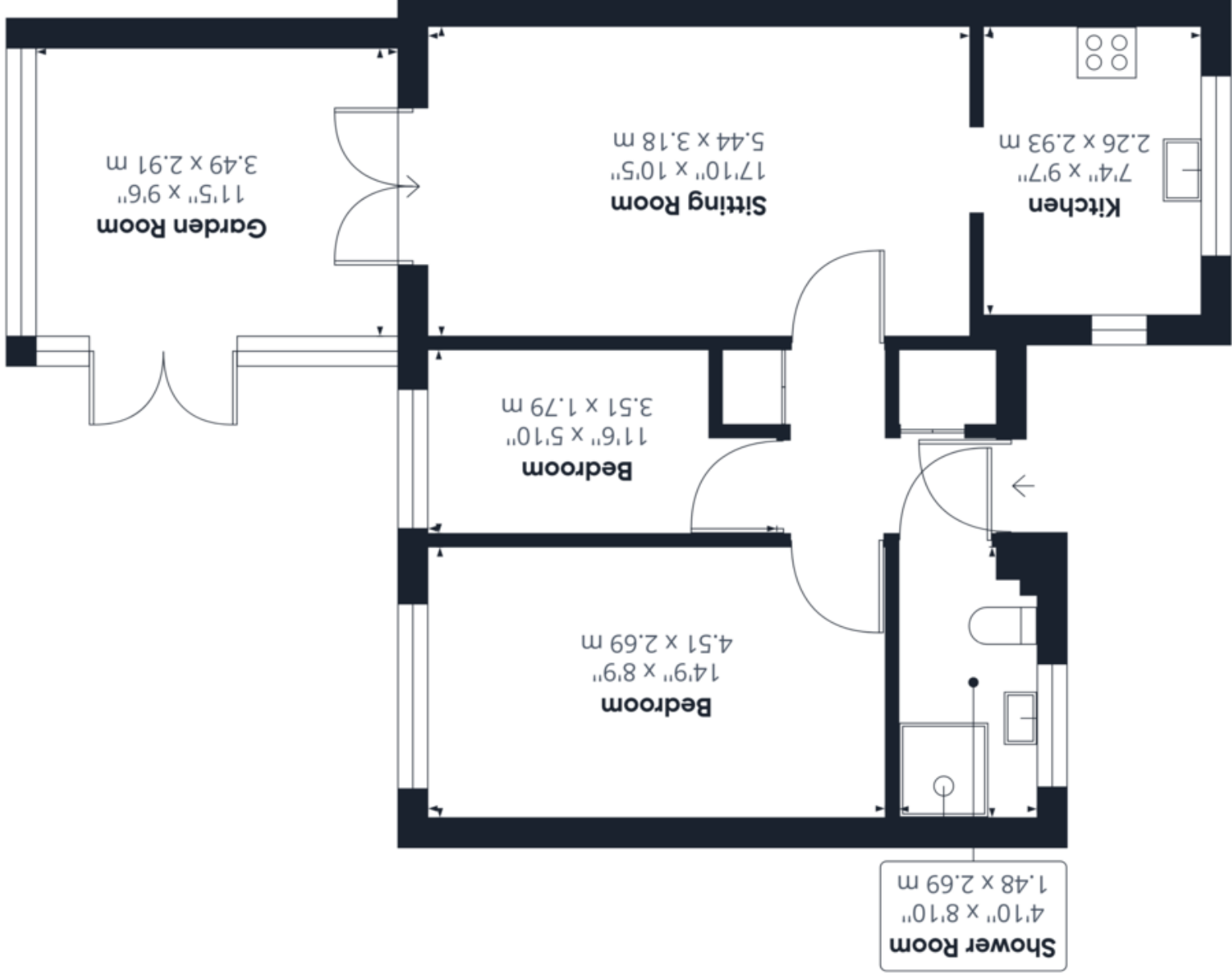
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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Approximate total area⁽¹⁾

663.50 ft²
61.64 m²

(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.