

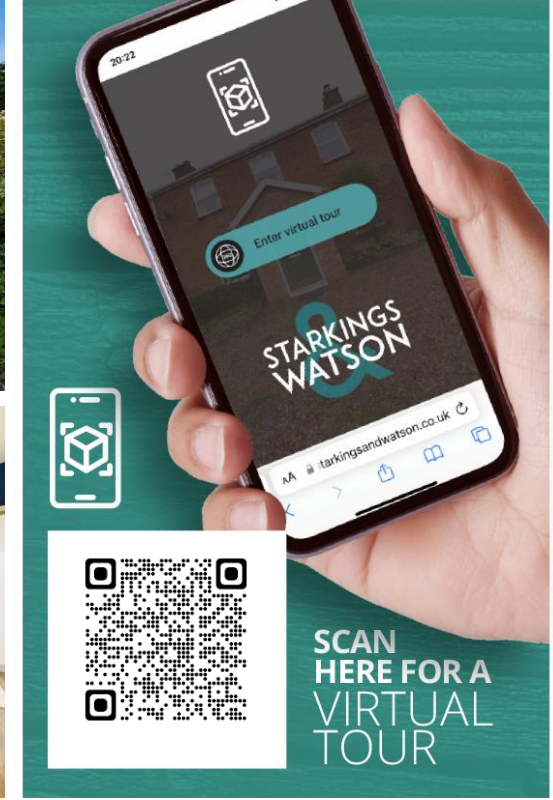
THUNDER LANE

**Thorpe St. Andrew, Norwich NR7 0PZ**

Freehold | Energy Efficiency Rating : C

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**STARKINGS  
&  
WATSON**

- Substantial Detached Home
- Sought After Position in NR7
- Ample Parking & Double Garage
- Scope to Extend (stp) with Previous Planning
- Generous Plot with Gardens to Front, Side & Rear
- Open Plan Kitchen/Sitting/Dining Room
- Snug/Winter Room with Window to Front
- Four Double Bedrooms

#### IN SUMMARY

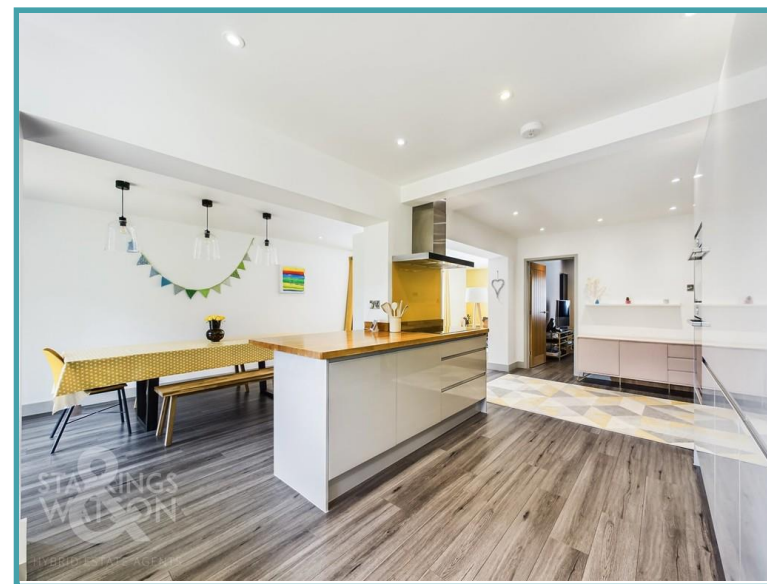
Occupying a 1/4 ACRE PLOT (stms) on the PRESTIGIOUS THUNDER LANE, this UPDATED and MODERNISED family home offers over 2100 Sq. ft (stms) of accommodation, with NEWLY LANDSCAPED GARDENS. With UPGRADES since 2019 to the electrics and plumbing, new RADIATORS, various RE-PLASTERING and a FULL RE-DECORATION has been completed. With a NEW OPEN PLAN LAYOUT, the CONTEMPORARY INTERIOR is now complimented with a REPLACEMENT KITCHEN, whilst still offering a COSY SNUG room. The accommodation is centred from a LARGE HALL ENTRANCE with cloakroom, leading to the 17' snug with CAST IRON WOOD BURNER, 34' SITTING/DINING ROOM which is an entertainers dream, 21' KITCHEN/BREAKFAST ROOM with SOLID WOOD SURFACES and separate study. Upstairs, FOUR DOUBLE BEDROOMS including the LARGE SUMPTUOUS MAIN BEDROOM and the family bathroom lead off the landing. The REAR GARDEN now offers a FEATURE newly laid porcelain PATIO and main lawned garden, leading to the integral DOUBLE GARAGE.

#### SETTING THE SCENE

Screened from the road behind mature planting, two impressive magnolia trees and a pond can be found in the front garden whilst a brick pillared entrance leads to the hard standing and shingle driveway, with an adjacent lawned garden and further feature planting. A large covered storm porch leads to the main entrance door.

#### THE GRAND TOUR

With full height glazing to front, the bright and spacious hall entrance offers versatile wood effect flooring underfoot, built in storage shelving, storage cupboard and stairs to the first floor. A door leads off to an inner hall with a built-in storage cupboard with the wall mounted gas fired central heating boiler, along with a modern cloakroom with a two piece suite, tiled splash backs and flooring. The study also leads off the hall entrance, with a striking décor, large uPVC double glazed window to rear and fitted carpet. Double part glazed doors lead from the hall into the kitchen, which is fully open plan to the sitting/dining room, and with a door to the snug. The kitchen has been re-fitted with a high gloss range of wall and base level units, solid wood work surfaces and up-stands, and a design which creates a breakfast bar adjacent to the dining space. Wood effect flooring continues under foot, with a window and French doors leading onto the garden. The kitchen is designed in two sections, with extensive work surface space, and inset electric induction hob and a built-in eye level electric double oven. Integrated appliances include a fridge/freezer, dishwasher and washing machine. The open plan sitting/dining room space is an entertainers dream, with ample space for soft furnishings and a table, with a large picture window to side, and feature vertical radiators. The snug or formal sitting room allows you to



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hide away from the main home, with a cast iron wood burner and twin uPVC double glazed windows to front. Heading upstairs, the carpeted landing offers a feature staircase with an attractive and unique design, leading to four double bedrooms, all with fitted carpet, and including the large sumptuous main bedroom with dual aspect windows. The family bathroom offers a three piece suite with a shower over the bath, and Aqua board splashbacks to finish.

#### THE GREAT OUTDOORS

Heading outside, the garden has been newly landscaped and is now ready for a buyer to finish to their own style. A large sweeping patio with low level walling has been created - the perfect space to enjoy the summer sun. Lawned gardens wrap around the patio to both sides, with mature hedging and fencing enclosing the space. Raised beds have been created for a kitchen garden, whilst access leads to the front garden and parking. The garage offers twin up and over doors to front, power and lighting.

#### 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 High School is only a short walk away, with a car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.

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 <p>HYBRID ESTATE AGENTS</p>	<p><b>Approximate total area<sup>(1)</sup></b></p> <p>2177.04 ft<sup>2</sup> 202.25 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>12.97 ft<sup>2</sup> 1.21 m<sup>2</sup></p>	<p>(1) Excluding balconies and terraces</p>	<p> Reduced headroom (below 1.5m/4.92ft)</p>	<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>
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