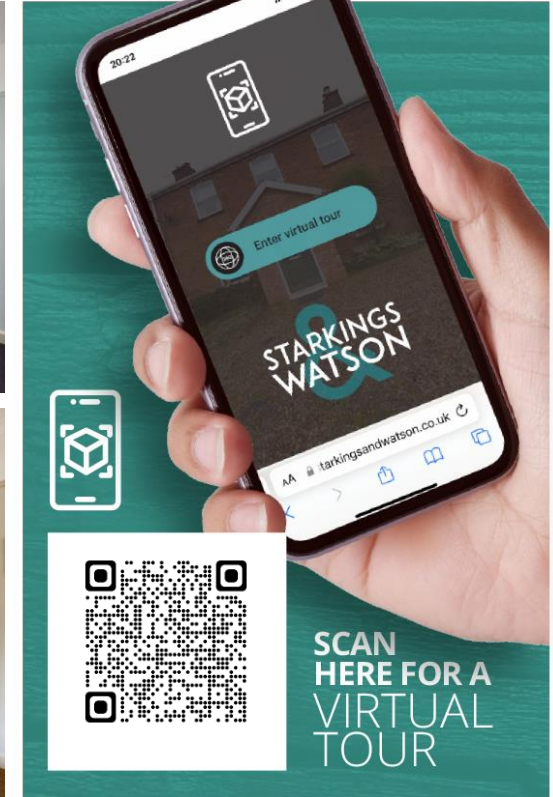


# THORPE ROAD Norwich NR1 1TJ

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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- Bay Fronted End Terrace Home
- City Centre Location
- Driveway Parking
- Two Period Front Reception Rooms
- Modern Kitchen & Utility Room
- Three Ample Bedrooms & Study
- Luxurious Family Bathroom & W.C
- Private Tiered Rear Gardens

### IN SUMMARY

This STUNNING FAMILY HOME located within the popular NR1 THORPE HAMLET DISTRICT of the city offers everything a growing family could want as well as being perfectly located for the TRAIN STATION and CITY CENTRE. The house itself offers an array of character features including a BAY WINDOW, WOODEN FLOORS, PICTURE RAILS and OPEN FIREPLACE. This period features are blended perfectly with modern convenience such as SLEEK MODERN KITCHEN and LUXURIOUS FAMILY BATHROOM. You will find TWO GENEROUS FRONT RECEPTION ROOMS, central hallway and W/C, kitchen and utility completing the ground floor with THREE AMPLE BEDROOMS, separate study and FAMILY BATHROOM on the first floor. There is OFF ROAD PARKING FOR THREE VEHICLES front and back as well as courtyard style rear gardens.

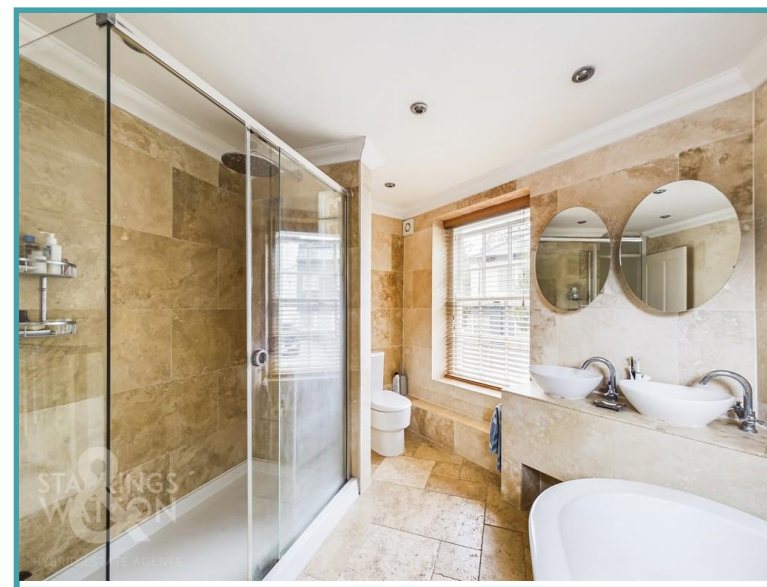
### SETTING THE SCENE

The property is approached via the ample shingled driveway to the front providing off road parking for two vehicles. There is a low level brick wall and

pathway leading up to the main entrance door to the front as well as further shingled areas to the front.

### THE GRAND TOUR

Entering via the main entrance door to the front into the central hallway you will find stairs to the first floor landing, wooden flooring and a W/C as well as plenty of built in storage. To the right of the hallway is the dining room with bay window and lovely window seat to the front. To the other side of the hallway is the sitting room with dual aspect and an open fireplace as well as wooden flooring. The kitchen and separate utility are located to the rear of the house with sleek and modern units and solid worktops over. There is space for a large range cooker as well as fridge/freezer and an integrated dishwasher with the utility space offering space for a washing machine. The kitchen also provides access to the rear garden. The first floor landing has a window to the rear allowing light with a purpose study to the front. Two comfortable double rooms can then be found to the right, one to the front and one to the rear, with one benefiting from a period fireplace. The main bedroom benefits from dual aspect, a feature fireplace, built in storage as well as large built in wardrobes. The stylish bathroom can be found to the rear with large walk in shower and rainfall head with separate roll top bath and 'His and Hers' sinks. The bathroom is also fully tiled giving a feeling of luxury.



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### THE GREAT OUTDOORS

The property comes complete with 3 parking spaces with 2 spaces to the front on a private shingle driveway plus an allocated parking space to the rear. The courtyard-style split level rear garden measures approx. 41'x18' max. and features low maintenance artificial turf with raised flower beds plus an area of wooden decking with built in seating ideal for summer evenings and entertaining.

### OUT AND ABOUT

The property is ideally located within the NR1 Thorpe Hamlet district of the Norwich within easy reach of the city centre, Riverside Entertainment Centre, Norwich train station and Norwich City Football Ground, plus major road links including the A47. The property is also only a short walk from a local pub and further local amenities.

### FIND US

Postcode : NR1 1TJ

What3Words : ///scare.wake.trials

### 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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Approximate total area<sup>(1)</sup>  
1064.02 ft<sup>2</sup>  
98.85 m<sup>2</sup>

(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.