

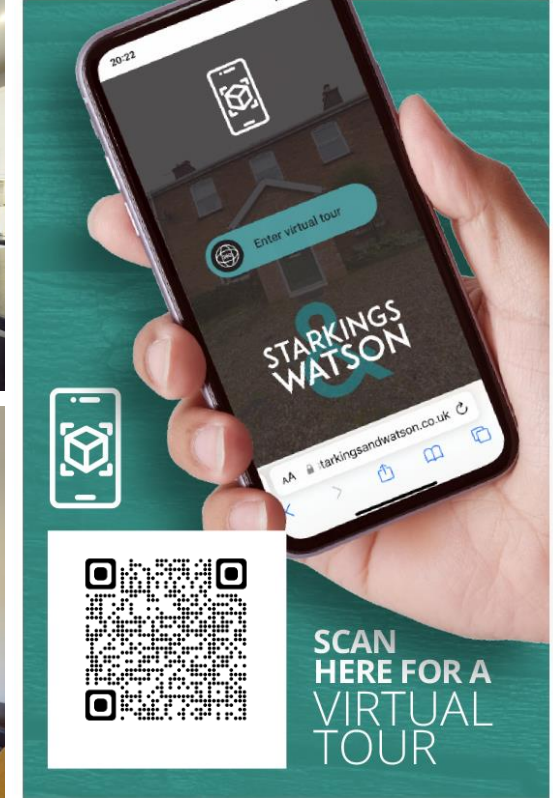
SPINNEY ROAD

# Thorpe St Andrew, Norwich NR7 0PL

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 Family Home
- Sought After NR7 Location
- Great Access To Schools & The City
- Large Open Plan Main Reception
- Extended Kitchen To Rear
- Three Ample Bedrooms
- Private & Generous Rear Gardens
- Driveway Parking

### IN SUMMARY

Located within the POPULAR NR7 THORPE ST ANDREW suburb of the city within easy reach of good schools and amenities, you will find this SEMI-DETACHED FAMILY HOME presented in good order. The property offers GAS CENTRAL HEATING and uPVC DOUBLE GLAZING as well as an EXTENDED KITCHEN to the rear and 22' main reception room. The kitchen is a lovely modern family space with breakfast bar and access onto the rear garden. Heading upstairs there are THREE AMPLE BEDROOMS off the landing. Externally, the SUNNY AND PRIVATE REAR GARDEN offers plenty of space with large patio and further lawns as well as a brick built outbuilding and shed. To the front you will find AMPLE DRIVEWAY PARKING for multiple vehicles.

### SETTING THE SCENE

Approached via a generous shingled driveway providing ample off road parking for numerous vehicles with gated access to the side leading to the rear garden. Within the frontage you will find mature trees and shrubs as well as some lawn and steps

leading to the main entrance door.

### THE GRAND TOUR

Entering the main entrance door to the front you will find an entrance hallway with stairs to the first floor landing. This opens into the main reception room with sitting and dining areas as well as a gas fire within a feature fireplace and wood flooring throughout. Off the reception is the main family bathroom with large walk in cupboard and shaped bath with shower over. The kitchen also leads from the reception room to the rear of the house. The kitchen is a lovely bright extended room with breakfast bar, plenty of cupboard storage and solid worktops over. There is space for a large range oven and various white goods including a double fridge/freezer. The kitchen also gives access to the rear garden. Heading up to the first floor landing you will find access to the bedrooms. The main bedroom can be found to the front of the house with plenty of space for wardrobes. There is a second double bedroom to the rear as well as the third single.

### THE GREAT OUTDOORS

The private rear garden is a sunny and non-overlooked space perfect for all the family to enjoy. The garden offers a large paved patio area as well as hard standing and shingle to the side. The main part of the garden is lawn with a timber shed and brick built outbuilding. The garden is fully enclosed with timber fencing as well as a large oak tree.



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### 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 0PL

What3Words : ///plans.cute.puns

### VIRTUAL TOUR

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

### AGENTS NOTE

Buyers are advised the Oak tree in the garden is protected under a TPO.

**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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GIRAFFE360

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<sup>(1)</sup>  
 809.69 ft<sup>2</sup>  
 75.22 m<sup>2</sup>