

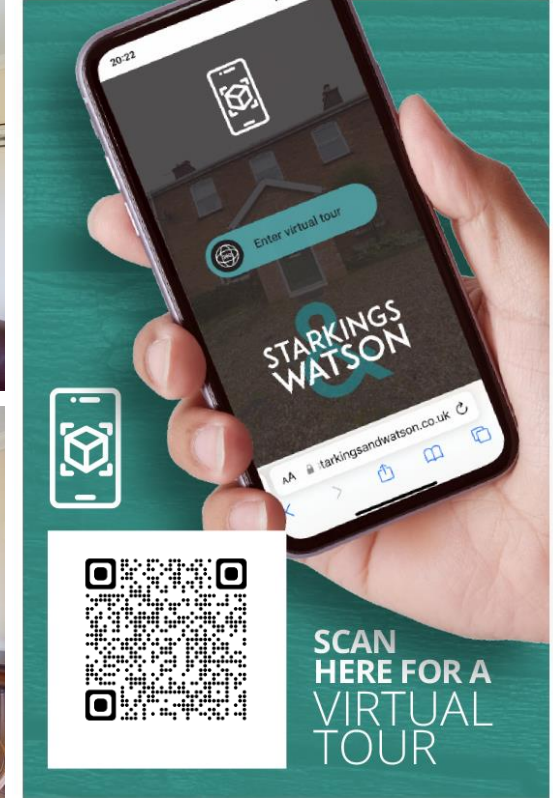
LAUREL ROAD

Thorpe St. Andrew, Norwich NR7 9LL

Freehold | Energy Efficiency Rating : C

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

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STARKINGS & WATSON

- Motivated Vendor!
- Semi-Detached Home
- Quiet Cul-De-Sac Location
- Presented In Immaculate Order
- Sitting/Dining Room & Conservatory
- Three Bedrooms
- Shower Room & Two W.C's
- Private Gardens, Garage & Large Driveway

IN SUMMARY

Located within a QUIET CUL-DE-SAC in the popular suburb of Thorpe St. Andrew you will find this SEMI-DETACHED FAMILY HOME presented in IMMACULATE ORDER having been lovingly maintained by the current owners. Externally the property offers an IMPRESSIVE FRONTAGE with AMPLE DRIVEWAY PARKING, a single garage and BEAUTIFULLY KEPT REAR GARDENS. Inside, the property is certainly ready to be moved into and offers extended accommodation comprising A porch and hallway entrance with W.C, open plan sitting/dining room leading through to a conservatory as well a modern re-fitted kitchen completing the ground floor. On the first floor there are THREE BEDROOMS, a W.C and a re-fitted shower room. With the vendors having already found their next home, this would be an excellent home for a growing family offering further extension potential (stp).

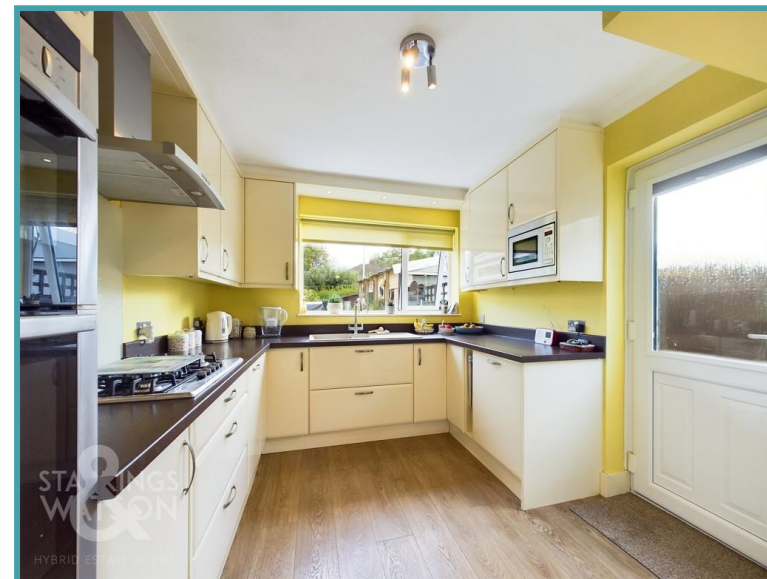
SETTING THE SCENE

Approached via the cul-de-sac there is ample driveway parking to the front on the paved frontage,

enough for at least four vehicles. To the front well-kept gardens with planted areas, lawn and a low level brick wall enclosing can be found. The driveway leads to the garage at the side and there is gated side access to the rear garden.

THE GRAND TOUR

Entering via the main entrance door into the porch entrance you will find a built-in cupboard housing the tumble dryer as well as a useful W.C. This opens into the main hall way with stairs to the first floor landing. To the rear of the hallway you will find the re-fitted kitchen with a range of modern high gloss units and solid wood work surfaces over. The kitchen offers an integrated fridge/freezer, dishwasher and double electric eye level oven, with a gas hob as well as microwave. A separate door provides access to the side driveway. From the main hallway is the main reception space split into sitting and dining areas with a large window to the front, as well as the conservatory accessed to the rear of the dining room. The conservatory provides direct access to the garden via sliding doors. Heading up to the first floor landing you will find a single bedroom to the front with a built-in storage cupboard, the main bedroom is also found to the front with a wide range of built-in wardrobes. There is then a further double bedroom found to the rear overlooking the garden. As with many houses of this age the W.C is separate to the bathroom - accessed off the landing with the bathroom having been re-fitted recently and now offering a large walk in shower instead of the bath. The house benefits from uPVC double glazing and gas fired central heating.



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THE GREAT OUTDOORS

To the rear of the house you will find well-kept gardens mainly laid to lawn with various planted borders surrounding. Directly from the house there is a large patio ideal for outside entertaining and currently housing a gazebo. Also within the garden you will find various sheds and a greenhouse as well as gated side access leading to the driveway and garage. The garden is also enclosed with timber fencing.

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 9LL

What3Words : ///insist.amount.wished

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⁾
 961.94 ft²
 89.37 m²

