



THE STORY OF

1 Pavilion Mews

Norwich, Norfolk

SOWERBYS

S

THE STORY OF

1 Pavilion Mews

St Andrews Park, Norfolk
NR7 0GN

Four Bedroom Family Home

Popular Area with Easy Reach of Norwich City Centre

Peaceful and Exclusive Setting

Wealth of Character Features

Principal with En-Suite

Flexible Accommodation

Off Road Parking and Garage

Enclosed, Low Maintenance Garden

SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com



“The house is ideal for exploring both Norwich city and is only 30 minutes from the Norfolk Broads.”

Nestled within an exclusive and highly popular location, this handsome and characterful home boasts a wealth of period features, alongside the functionality to accompany the ever-changing demands of modern-day family life. Almost 1,500 sq ft of accommodation, including an integrated garage, makes for a well-proportioned home within easy reach of the city, while retaining the character and tranquillity of a far more rural setting.

A welcoming and wide hall provides direct access to all ground floor

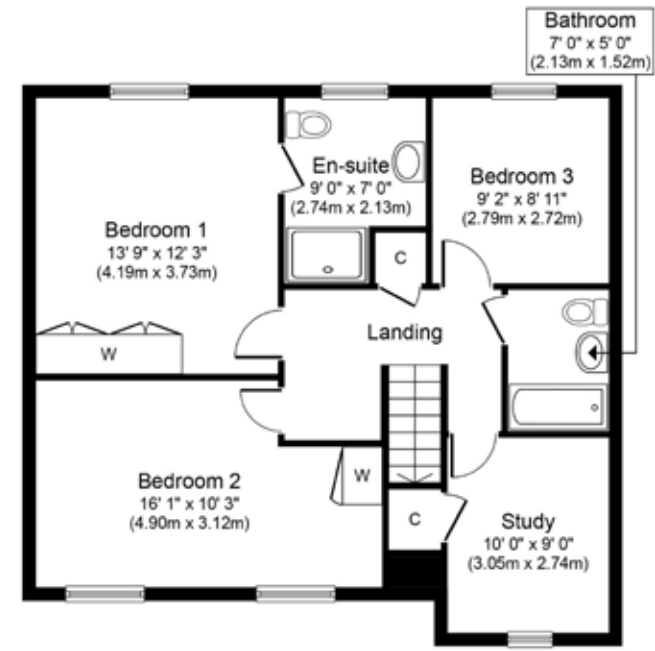
accommodation, including the splendid kitchen/breakfast room, injecting an excellent sociable layout into an otherwise unashamedly traditional and timeless design. A living room to the rear of the home houses the ornate fireplace, complemented by dado rails and coving. Via double doors, the dining room can be pulled into this versatile space or indeed given a definition of its own when required. Sash windows to the front pull light all the way through these interlinked rooms, right the way to the double doors leading to the rear garden.



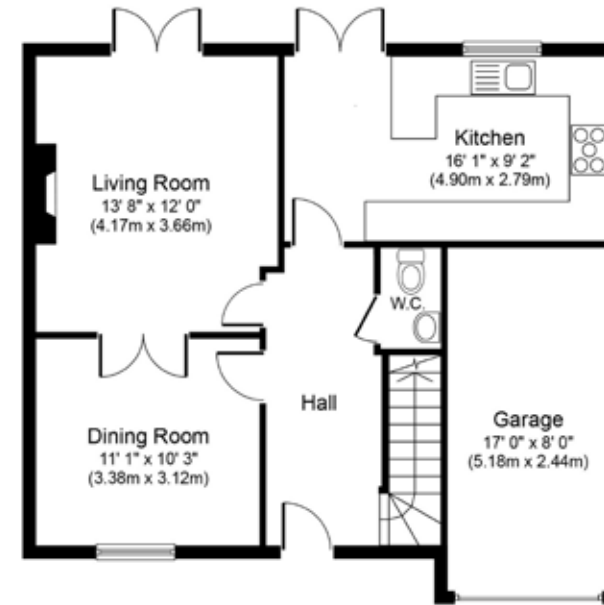
The first floor is home to no less than four well-proportioned bedrooms, including the generous principal suite showcasing high ceilings, more character features, and of course, a well-appointed shower room en-suite. The three further bedrooms provide excellent versatility, with any able to serve as additional receptions/studies, and all are well-served by the central family bathroom.

Outside, the enclosed private garden reveals a low-maintenance oasis in which to tend to the well-stocked raised flower beds and enjoy time with friends and family within a fine setting. A most impressive addition to the garden is the newly installed office/studio, bringing yet more adaptability to this remarkable traditional home with far more to offer than meets the eye. To the front, off-road parking is complemented by the integrated single garage.

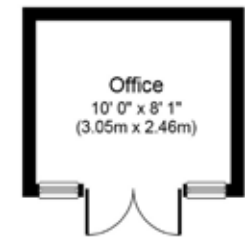




First Floor
Approximate Floor Area
707 sq.ft.
(65.7 sq.m.)



Ground Floor
Approximate Floor Area
706 sq.ft.
(65.6 sq.m.)



Outbuilding
Approximate Floor Area
78 sq.ft.
(7.3 sq.m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

St Andrews Park

IN NORFOLK
IS THE PLACE TO CALL HOME



The countryside community of St Andrews Park is an elegant collection of homes located in the popular Norwich

suburb of Thorpe St Andrew. Approximately 4 miles from the centre of the cathedral city, the area is well-connected with the train station being approximately a ten minute drive away, and Norwich Airport around 15 minutes drive, via the easily accessible Northern Distributor Road.

Within Thorpe St Andrew, there are various facilities including a health club, Sainsbury's supermarket, and local primary and secondary schools, rated 'Good' by OFSTED. The attractive River Green, with its delightful riverside setting, is home to numerous shops and businesses, really giving the feel of village life. Within a short stroll you'll find a cafe, several pubs, an Indian restaurant, Chinese takeaway and fish and chip shop, and day-to-day living is well provided for by the excellent range of local shops on the doorstep.

Neighbouring Thorpe Marshes are delightful, popular with dog walkers, bird watchers and nature lovers and the River Yare is also just a few minutes' walk away, providing mooring for boats and a launch site for smaller craft. With a wonderful mix of urban access, the atmosphere of a small town, and neighbouring countryside, Thorpe St Andrew offers the perfect balanced lifestyle.

The property sits on a major route with public transport into Norwich, which has everything you would desire of a vibrant regional capital. Norwich has a modern cultural feel, a real sense of history preserved, with beautiful heritage, dynamic night-life, two major shopping malls and Norwich's infamous Market. Such is the wide variety of shops, bars, cafés and restaurants that the Norwich Lanes won the great British high street of the year.

Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.



Note from the Vendor



“The house is ideal for exploring Norwich city, and is only 30 minutes from the Norfolk Broads, and 40 minutes to the coast.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 9678-0084-7224-4136-9920

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

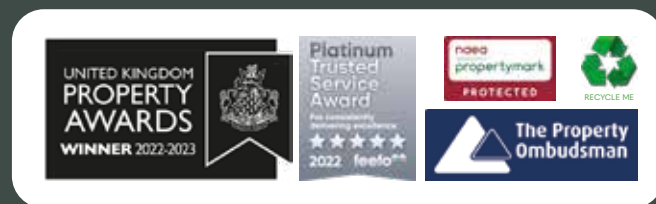
Freehold.

LOCATION

What3words: ///clay.wash.update

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL