

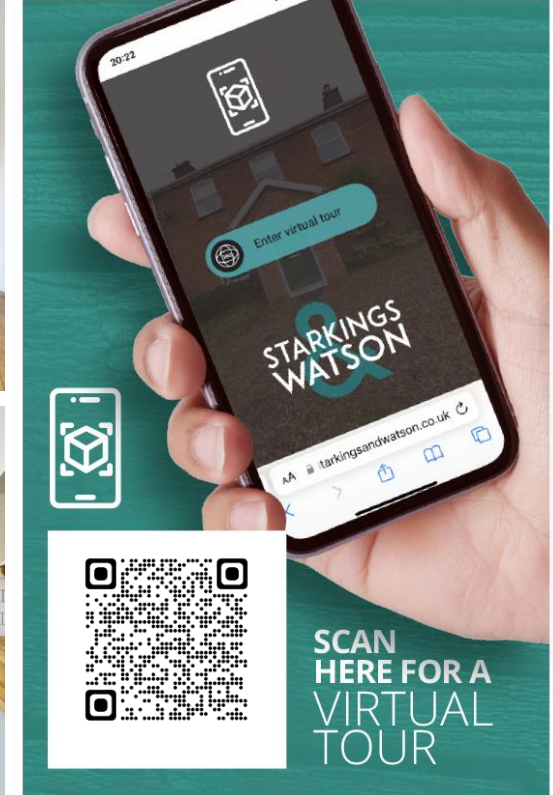
# ST. ANDREWS PARK

## Norwich NR7 0GH

Freehold | Energy Efficiency Rating : D

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

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# STARKINGS & WATSON



- Grade II Listed Townhouse
- Favoured NR7 Location Close to A47
- Allocated & Visitor Parking
- Private Courtyard Gardens & Communal Playground Close-by
- Hall Entrance with W.C & Study
- Sitting Room with Feature Fire Place
- Kitchen with Solid Wood Work-surfaces
- Three Bedrooms with En Suite to Main

#### IN SUMMARY

NO CHAIN. Guide Price £425,000-£450,000. TUCKED AWAY at the front of this popular Grade II Listed development, this CHARMING terraced townhouse offers CHARACTERFUL ACCOMMODATION with HIGH CEILINGS, sash windows, and a PRIVATE COURTYARD GARDEN - ready for a NEW OWNER to PERFECT and PERSONALISE the INTERIOR. St. Andrews Park is located off the Postwick Hub and A47 for fantastic access to NORWICH and the A11. An IDEAL LOCK UP and LEAVE or quiet retreat after a long day, the ALLOCATED and VISITOR PARKING is located just opposite the East Wing for your convenience. Surrounded by COMMUNAL GREEN SPACE including PRIVATE PLAYGROUND and gated entrance to the Boat Yard, once inside, your own private idyll includes a welcoming HALL ENTRANCE with a W.C tucked away under the WINDING STAIRS, with a STUDY, 12' KITCHEN with SOLID WOOD WORK SURFACES and CONTRASTING SPLASH BACKS, and the 16' SITTING ROOM with its feature fire place and wood flooring. Upstairs, the THREE DOUBLE BEDROOMS lead off the landing, complete with a FAMILY BATHROOM and EN SUITE.

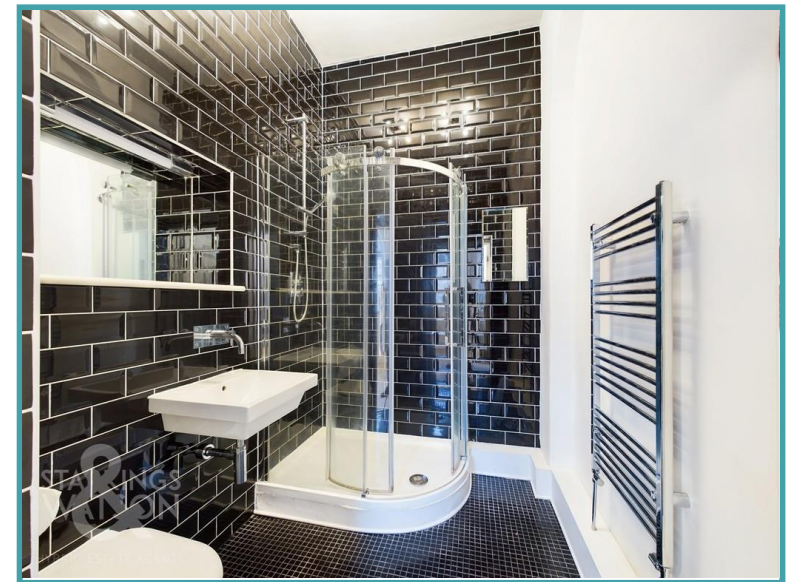
#### SETTING THE SCENE

Entering St. Andrews Park, the grand main building can be found straight ahead, with the East Wing just to the left.

Following to the left, the car park including the allocated parking space and visitor parking is located on your left hand side. To the right is the pathway to the main entrance, ensuring easy access from the parking to your front door. A shingled pathway leads to the property, with the courtyard garden located to the rear. Well placed hedging and shrubbery keeps the property private from the road access.

#### THE GRAND TOUR

As you enter, the hall entrance is finished with contrasting tiled flooring with an inset barrier mat. With a high ceiling, various contours and archways, this characterful entrance offers the stairs to the first floor and a storage recess adjacent. Straight ahead, the study room offers various uses, with fitted shelving, wood flooring and a window overlooking the rear communal space. The W.C is concealed under the stairs, with a two piece suite, and the continuing tiled flooring. Opposite, the kitchen has been fitted with a modern shaker style kitchen, adorned with solid wood work surfaces and a ceramic butler sink. The front window offers an attractive view, but also due to its height, floods the room with natural light. Contrasting tiled flooring and splash-backs complete the look, with a gas hob and electric double oven built-in. Space is provided for the usual white goods. To the rear the main sitting room can be found - the perfect shape and size for entertaining but also cosy living. Centred on a feature fireplace, wood flooring runs under foot, with a window and door onto the private courtyard. Heading up the winding stairs to the galleried landing, a built-in double airing cupboard is built-in, with doors to the three bedrooms, two of which include built-in wardrobes. The principal bedroom includes a striking en-suite shower room including a wall mounted hand wash basin and spacious shower cubicle. The family bathroom offers tiled splash backs, heated towel rail and a shower over the bath.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



**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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#### THE GREAT OUTDOORS

The private courtyard is laid to a patio, with hedging and greenery offering privacy. The gardens opens up to the communal lawned garden. There is ample space for outside entertaining or displaying pots and plants.

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#### THE GREAT OUTDOORS

The private courtyard is laid to a patio, with hedging and greenery offering privacy. The gardens open up to the communal lawned garden, which wrap around the development and include a private playground which backs onto the Broads with a private gated entrance to the boat yards beyond. There is ample space for outside entertaining, or displaying pots and plants.

#### 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 0GH

What3Words : ///stem.factor.branch

#### VIRTUAL TOUR

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





Approximate total area<sup>(1)</sup>

1235.55 ft<sup>2</sup>  
114.79 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.

