

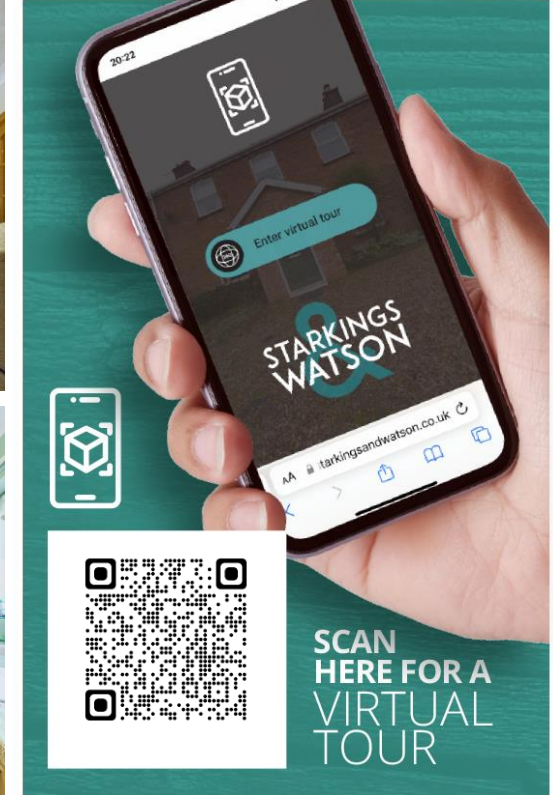
BEECHBANK DRIVE

Thorpe End, Norwich NR13 5BW

Freehold | Energy Efficiency Rating : D

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FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain!
- Detached Family Home
- Cul-De-Sac Setting
- Porch & Hall Entrance with W.C
- Two Reception Rooms
- Kitchen with Utility Room
- Four Double Bedrooms
- Sizeable Low Maintenance Garden

IN SUMMARY

NO CHAIN. Tucked away in a CUL-DE-SAC, the accommodation extends to over 1780 Sq. ft (stms), including ample parking, a DOUBLE GARAGE and well maintained interior with a NEWLY INSTALLED gas fired CENTRAL HEATING BOILER. Thorpe End is ideally situated for EASY ACCESS to the BROADLAND NORTHWAY (NDR), whilst also being a short drive to the City Centre. An ideal family home, the accommodation is flexible and ready for a new owner to make their mark! The PORCH and HALL ENTRANCE leads to both reception rooms, including a 14' sitting room and 13' dining room. The W.C and KITCHEN lead off, with the UTILITY ROOM beyond. Potential exists to OPEN PLAN the KITCHEN and DINING ROOM spaces. The DOUBLE GARAGE is INTEGRAL, offering potential subject to planning. Upstairs, FOUR BEDROOMS lead off the landing, including the main bedroom with EN SUITE SHOWER ROOM and further family bathroom. To the OUTSIDE, the GARDEN is LOW MAINTENANCE and finished with ARTIFICIAL GRASS.

SETTING THE SCENE

Set back from the road with an artificial lawn to front, the brick weave driveway offers side by side and tandem parking for several vehicles. Access leads to the integral garage, gated rear garden and main entrance door.

THE GRAND TOUR

Heading inside, the uPVC double glazed entrance door opens to the tiled porch, with space for coats and shoes, and a further door to the main entrance hall. Complete with wood effect flooring and stairs rising up, this spacious and inviting entrance is the perfect space for every day family life of welcoming guests. Storage sits under the stairs, along with a door to a useful W.C, with fully tiled walls and flooring. The main sitting room sits around a feature fire place with a window to front. Of fantastic proportions, the sitting room flows seamlessly through double doors into the adjacent dining room, with patio doors beyond - opening up the entire living space in the summer months. Also finished with fitted carpet, the dining room sits next to the kitchen, with potential to open plan the room if required (stp). In the kitchen you will find an extensive range of wall and base level units, with rolled edge work surfaces and an inset electric induction hob. The electric oven is eye level for convenience, with tiled splash backs and flooring running through the space, whilst a dishwasher and fridge are integrated. The utility room is adjacent, and finished in a similar style, with room for white goods and a door to rear. The internal garage door is extremely useful and opens up conversion options (stp). Upstairs, the landing is carpeted and finished with a double airing-cupboard and two further storage cupboards. Working clockwise, the first double bedroom includes a sloped roof and velux window to front, whilst being a fantastic size with



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ample room for wardrobes. The next bedroom is the main bedroom, with a range of bedroom furniture, and door to an en suite shower room. Complete with tiled walls, the three piece suite includes storage under the sink and a heated towel rail. The family bathroom sits adjacent, complete with a four piece suite with a separate shower cubicle. The next rear facing bedroom is a double, with the last front facing one complete with a range of built-in wardrobes.

THE GREAT OUTDOORS

The rear garden is a fantastic size, laid to artificial lawn for convenience, whilst being fully enclosed and bordered to three sides with mature planting. Stretching across the rear is a large patio, ideal for summer alfresco dining, with a timber shed in situ, and a side access. The integral garage leads from the utility room with a double roller door to front. The water softener, electric fuse box and gas fired central heating boiler are all located here for ease of access.

OUT & ABOUT

The garden village of Thorpe End is located East of the Cathedral City of Norwich. The village offers a wealth of amenities with a shopping parade, village hall and church. The village is served by regular buses and offers excellent transport links to Norwich and the A47 for access to Great Yarmouth and of course the A11.

FIND US

Postcode : NR13 5BW

What3Words : ///libraries.trails.crowds

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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area^m
1781.87 ft²
165.54 m²
Reduced headroom
37.9 ft²
3.52 m²