

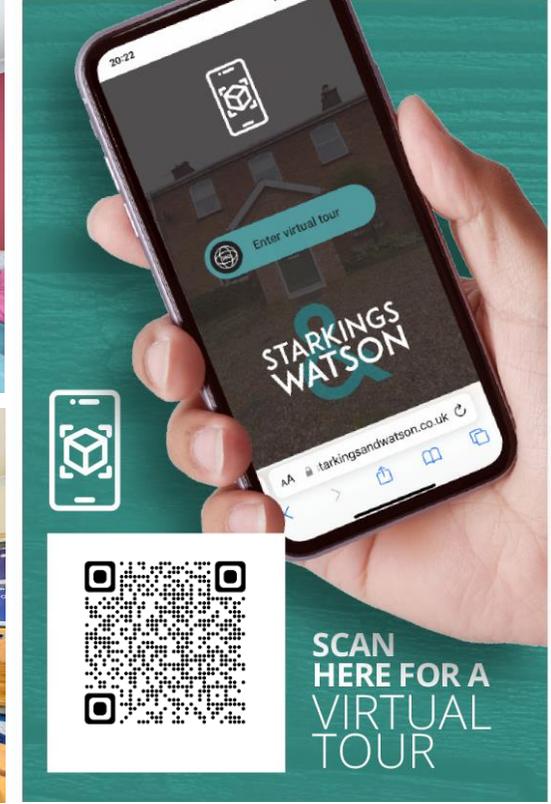
ARMSTRONG ROAD

Thorpe St Andrew, Norwich NR7 9LJ

Freehold | Energy Efficiency Rating : D

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- Semi Detached Family Home
- Open Plan Living Accommodation
- Kitchen With Integrated Appliances
- Three Bedrooms
- Family Bathroom
- Full Recent Refurbishment
- Private Rear Garden
- Driveway & Garage

IN SUMMARY

This fantastically presented, and RECENTLY MODERNISED, SEMI-DETACHED house is set within a sought after CUL-DE-SAC location and offers functionality and versatile space in abundance. Internally, the accommodation extends to roughly 823 SQ. FT (stms) and benefits from a SUBSTANTIAL REAR GARDEN to the rear too. This ideal family home comes with AMPLE OFF ROAD PARKING as well as a DETACHED BRICK GARAGE. Internally, the property has undergone a recent refurbishment and offers an OPEN PLAN living accommodation formed of the SITTING ROOM, DINING ROOM and newly fitted KITCHEN with a range of INTEGRATED APPLIANCES. The first floor is formed of THREE BEDROOMS set off a central landing with use of a NEWLY FITTED bathroom suite and separate toilet. There is an opportunity to EXTEND on the property (stp) if a new occupant were to look to add even more space, whilst still leaving a more than generous garden.

SETTING THE SCENE

As you turn down this quiet cul-de-sac, the property emerges to the right and is accessed through an opening between a timber fence and a low level brick wall leading to a shingled driveway suitable for multiple vehicles.

THE GRAND TOUR

As you enter the property you are met with an inviting entrance hallway, with handy coat and shoe storage to your right, stairs leading to the first floor as well as under the stair storage. Heading forwards and to your left you will enter the well-lit sitting room with newly laid carpeted flooring and a large uPVC double glazed window allowing the natural light to flood into this space. There is some handy potential storage space sitting either side of the chimney breast in the recess between this and the walls. Stepping through the opening into the sociable hub of the home, the kitchen/dining room space you will be met with an abundance of space, perfect for entertaining friends and family. The dining room space offers the potential for additional seating or a dining table, leading to the wooden work surfaces which extend to a breakfast bar on this side all set upon parquet wooden floor tiles. The newly fitted kitchen boasts a range of integrated appliances including an electric oven with warming draw below, induction hob and dishwasher all set around an array of wall and base mounted storage. There is an access door in the kitchen area leading to the driveway and another uPVC door leading to the rear garden found within the dining room area. Heading up the stairs you will find yourself on a central landing, which gives access to all bedrooms and family bathroom. To the front, is the smaller of the three bedrooms which can fit a double bed but could also make the perfect home office or nursery, with carpeted flooring, uPVC double glazed window overlooking the front and a radiator fuelled by the gas boiler. Next to this is the sizeable main bedroom with more than enough floor space to become creative with layout and formation of soft furnishings and storage too with a large front aspect window lighting the room from back to front. Sitting behind this bedroom, to the rear of the property and overlooking the rear garden, is the second bedroom. This well-proportioned double bedroom also has carpeted flooring, uPVC double glazed window and a



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radiator whilst still offering versatility in layout. Adjacent to this room is the separate w/c housing the toilet with vinyl flooring and attractive decorative panelling. Finally, the family bathroom is due to have the finishing touches applied, will offer a newly fitted bathtub with mixer tap and shower head set within a tiled surround with a sink, heated towel rail and frosted double glazed window to the rear. Within this room there is also a very handy storage cupboard, ideal for storing towels and toiletries.

THE GREAT OUTDOORS

The rear garden is a very generous space being predominantly laid to lawn, with timber fence surrounds and a pathway leading to the rear of the garden. This space also features a wooden outbuilding, which could serve many purposes such as a home gym, workspace, bar or outdoor sitting room.

OUT & ABOUT

The property is located within the popular suburb of Thorpe St Andrew which is to the east side of Norwich and offers a variety of local amenities, including shops, schools, doctors and dentist surgeries. A regular bus services runs into the city centre and Norwich train station provides daily services to London and Cambridge.

FIND US

Postcode : NR7 9LJ

What3Words : ///edit.panel.hulk

VIRTUAL TOUR

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

AGENTS NOTE

The owners of the property are adding the finishing touches to their renovation as an ongoing project with a few minor aspects still to be taken care of in the coming weeks/months before the property is to be vacated upon sale.

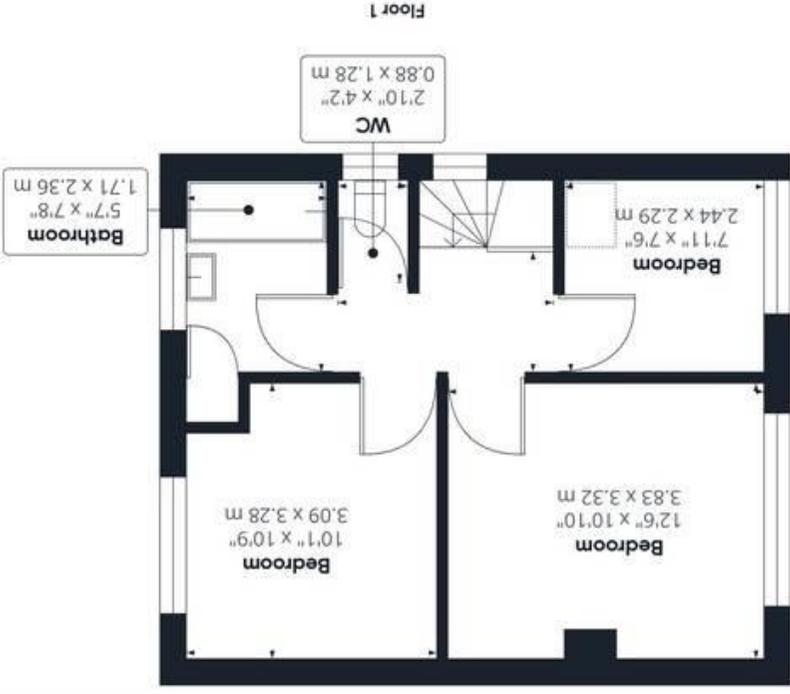
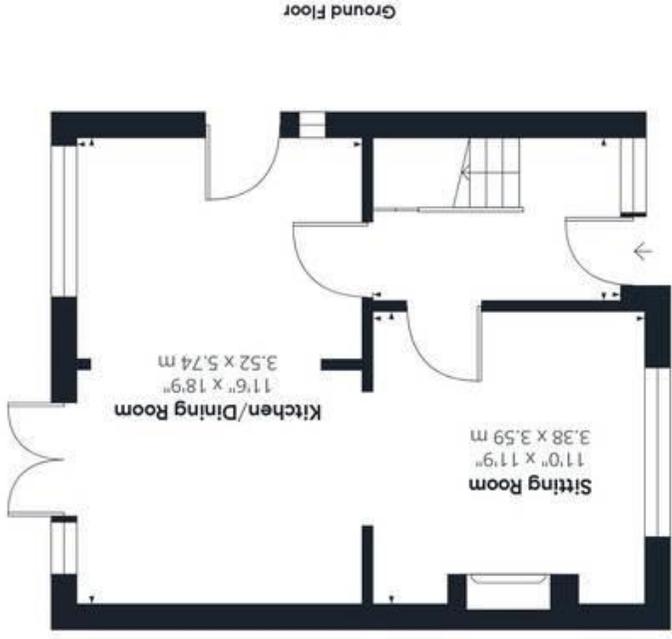
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Price:



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Approximate total area^m
823.68 ft²
76.52 m²

(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.