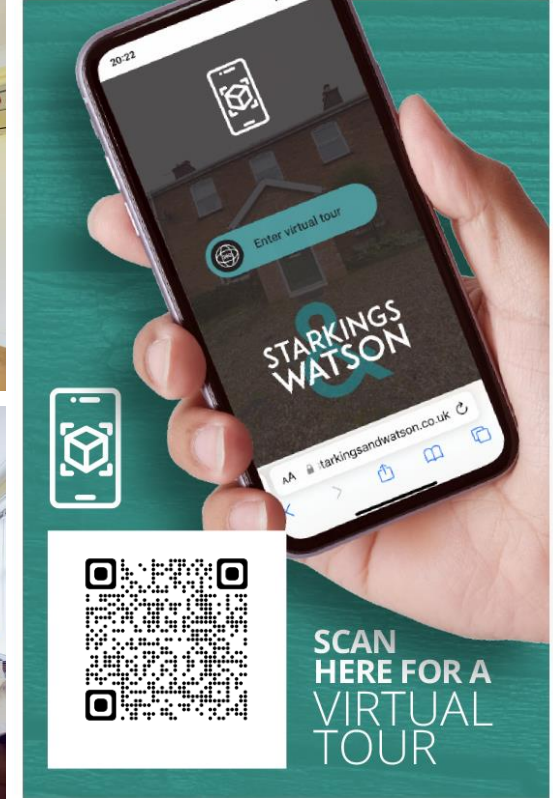


# HILLSIDE ROAD Norwich NR7 0QG

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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- Detached House
- Open Kitchen, Dining & Sitting Room
- Separate Study/Family Room
- Family Bathroom & Downstairs Shower Room
- Three Bedrooms
- Private & Enclosed Rear Garden
- Driveway & Double Garage
- Highly Sought After Location

#### IN SUMMARY

Set within the heart of Thorpe St Andrews - one of the most desirable locations on the outskirts of Norwich city centre. This DETACHED FAMILY home is set in a generous plot, and offers OFF ROAD PARKING, and a very large DETACHED DOUBLE GARAGE with a stunning sun-soaked PRIVATE REAR GARDEN. Internally, the property extends to over 1200 sq. ft (stms) with an exceptionally light and VERSATILE LIVING ACCOMMODATION. Currently offering an OPEN PLAN sitting and dining room leading to the kitchen which benefits from generous storage. There is also a much sought after STUDY/FAMILY ROOM on the ground floor, plus a convenient DOWNSTAIRS SHOWER ROOM and UTILITY space, courtesy of a recent side extension. There are three well-lit and spacious bedrooms to the first floor, as well as a well as a family shower room. A perfect low-maintenance FAMILY HOME presented in wonderful order with great POTENTIAL to expand to the rear, into the large FLOORED LOFT SPACE or by re-purposing the huge DOUBLE GARAGE (stp).

#### SETTING THE SCENE

The property is tucked behind privacy hedges to the front and side with a timber fence running down the street to the rear of the property. Here you will find off-

street parking in front of the huge double garage accessible via a timber gate. The front door is beneath a pitched awning set on a gated entrance pathway. To the left of the property iron gates lead to a flagstone area potentially creating additional external storage or parking.

#### THE GRAND TOUR

Stepping inside this brilliantly spacious family home, you will find yourself in the inviting central hallway with access to all of the accommodation downstairs and stairs to the first floor. To your left you will find a bay-fronted family room/study - a wonderfully versatile space offering any new occupant the choice of how to best use this room with French doors opening into the sitting/dining room area, Leading from here is a recent addition of ground floor shower room, with wall mounted shower and Velux windows above. This space also doubles as the utility room, with storage and plumbing for a washing machine. The ability exists to have this as one very large, open plan space, or to close the doors and keep this as a separate space. Heading into the sitting/dining room you will notice the abundance of natural light flooding into the property thanks to the dual aspect, uPVC sliding door and uPVC French doors, both leading to the rear garden. The kitchen offers a great array of wall and base mounted storage plus an expanse of worktop space for all of your kitchen appliances. There is an integrated oven and five ring gas burner with extraction above and inset stainless steel sink with draining board. The first floor landing provides access to all of the bedrooms and the second shower room, again with brilliant Velux window and walk-in shower. There are two large bedrooms front and rear, both with exposed wooden flooring and the larger



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boasting a number of built in wardrobes. The smaller of the three bedrooms is good sized, with a rear-facing aspect creating the ideal third bedroom or potential home office.

#### THE GREAT OUTDOORS

To the rear of the property you will immediately find a flagstone patio area, leading down steps to the generous mature garden which is predominantly laid to lawn. Tucked at the side of the property is a planting garden, ideal for growing your own vegetables. The garden, which has a greenhouse, potting area and water feature, extends back to the detached double garage with up and over electric door to the front offering both power and water supply inside making this a great place to store your car, turn into a workshop, a home gym, an office or entertainment area.

#### OUT & ABOUT

The property is approximately 0.2 miles from the sought after Hillside Avenue Primary and Nursery school and around 10 minute walk to the old village centre of Thorpe St Andrew with its Norman Church, access to the River Yare and local shops, cafe and pubs. At the bottom of Hillside Road is a regular bus service, with an approximate 15 minute journey time to Norwich station and onwards to the City centre

#### FIND US

Postcode : NR7 0QG

What3Words : ///fishery.rarely.adopt

#### VIRTUAL TOUR

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

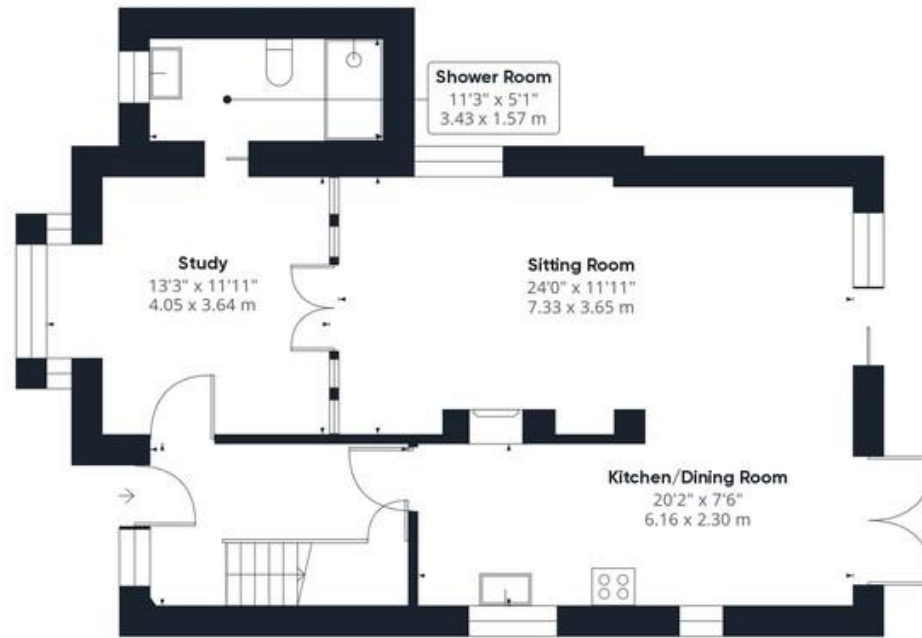
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Ground Floor



Floor 1

**Approximate total area**

1183.47 ft<sup>2</sup>

109.95 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**