

HARVEY LANE

Thorpe St Andrew, Norfolk NR7 0BY

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY

A hand holding a smartphone displaying the Starkings & Watson virtual tour app interface. The screen shows a QR code, a button labeled 'Enter virtual tour', and the company logo. The URL 'starkingsandwatson.co.uk' is visible at the bottom of the screen.

QR Code to be added when available.

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- Semi-Detached House
- Considerably Extended & Updated
- 22' Open Plan Kitchen, Dining and Family Room
- Utility Room
- Family Bathroom & Ground Floor Shower Room
- Three Bedrooms
- Private & Enclosed Rear Garden
- Off Road Parking

IN SUMMARY

A beautifully presented SEMI-DETACHED HOUSE that has undergone considerable ALTERATIONS and EXTENSIONS creating a living space reaching over 1087 Sq. Ft (stms). The ground floor offers a 12x12' sitting room leading through to a sizeable OPEN PLAN kitchen with INTEGRATED APPLIANCES, dining room and family room with tall ceiling, STUNNING SKYLIGHT and uPVC French doors plus a handy UTILITY ROOM and ground floor SHOWER ROOM. The first floor gives way to THREE BEDROOMS and the three piece FAMILY BATHROOM. The property offers ample OFF ROAD PARKING to the front as well as a private and enclosed rear garden.

SETTING THE SCENE

The property can be found tucked behind the sizeable shingle parking space to the front of the property with privacy giving hedging to the side plus Iron fence access to the side of the property.

THE GRAND TOUR

Stepping inside the central hallway gives access to all living spaces on the ground floor plus access to the stairs and handy under the stairs storage space. The sitting room opens up on your right with a large uPVC double glazed window overlooking the front. Beyond this, the property opens up into a magnificent open plan space, perfect for sociable living with the kitchen, dining room and family room spaces. The kitchen offers a wide range of wall and base mounted storage with soon to be fitted wood effect laminate flooring under foot and a range of integrated appliances including dual ovens, gas hob with extraction above, fridge/freezer and dishwasher all set around a central wooden topped central island. Just past this is the formal dining space which opens into the stunning extension family room with tall ceiling and large skylight flooding the entire space with natural light with uPVC French doors backing into the rear garden. To the left of the kitchen is a useful utility room with plumbing for a washing machine, space for a tumble dryer and side access door to the outside of the property leading you through to the ground floor three piece shower room with a generous walk-in shower and heated towel rail. The first floor gives way to all three bedrooms as well as the three piece family bathroom, offering a tiled surround and bath with overhead shower and additional vanity storage. The largest of the bedrooms comes at the front of the property with carpeted flooring and built in wardrobes while the smaller of the three rooms sits adjacent to this room, also with built in storage currently forming a dress room/study space but could



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also make the ideal third bedroom or nursery. The second bedroom can be found to the rear of the property, a double bedroom with built in wardrobe and carpeted flooring.

THE GREAT OUTDOORS

Externally, the outside space firstly offers patio seating area, ideal for enjoying the summer sunshine before giving way to a predominantly lawn garden space backed by privacy giving hedges and timber fencing.

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 0BY

What3Words : ///arrow.slips.cheeks

VIRTUAL TOUR

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

AGENTS NOTE

The property is currently undergoing alterations on the ground floor mainly, new flooring throughout and finishing touches to the fitted kitchen. All works are commencing in June/July 2024

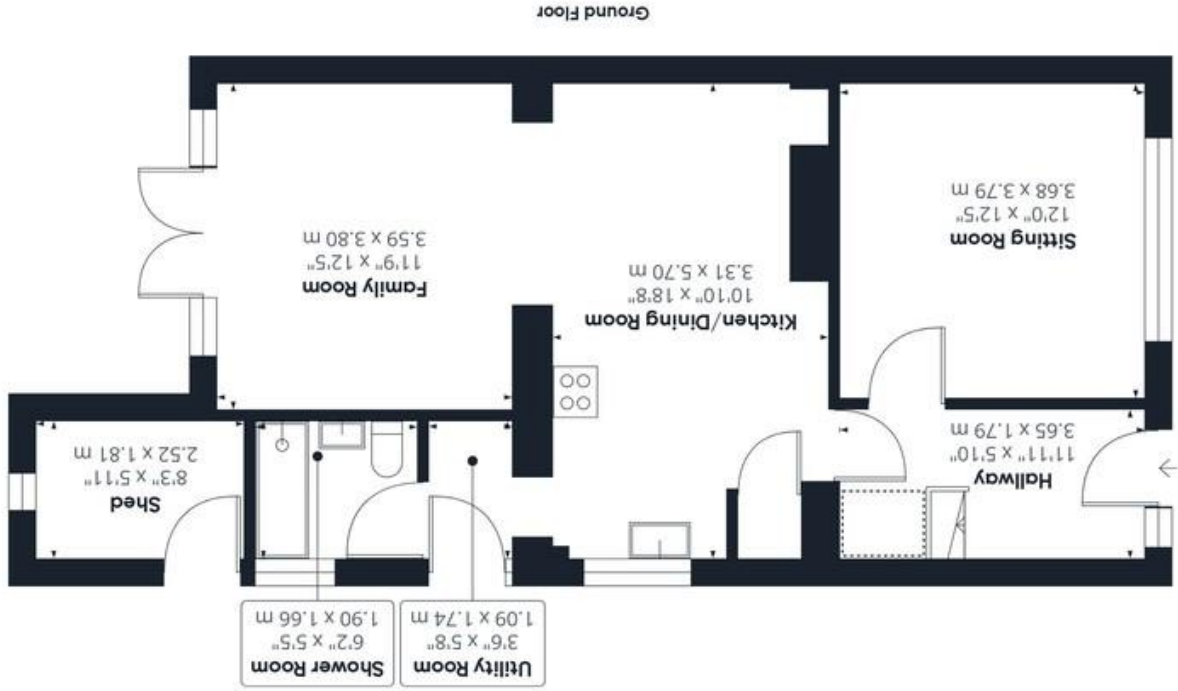
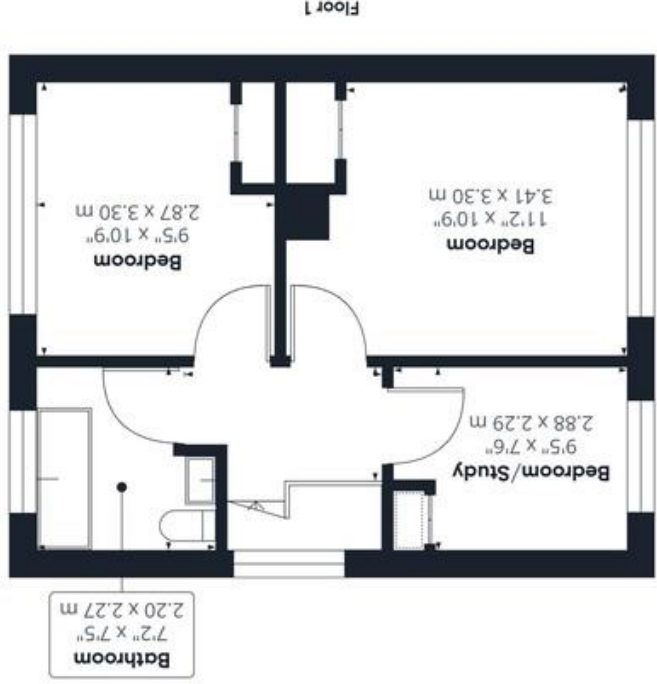
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Price:



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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 bedroom
(below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area
1087.5 ft²
101.03 m²
Reduced bedroom
10.49 ft²
0.97 m²