

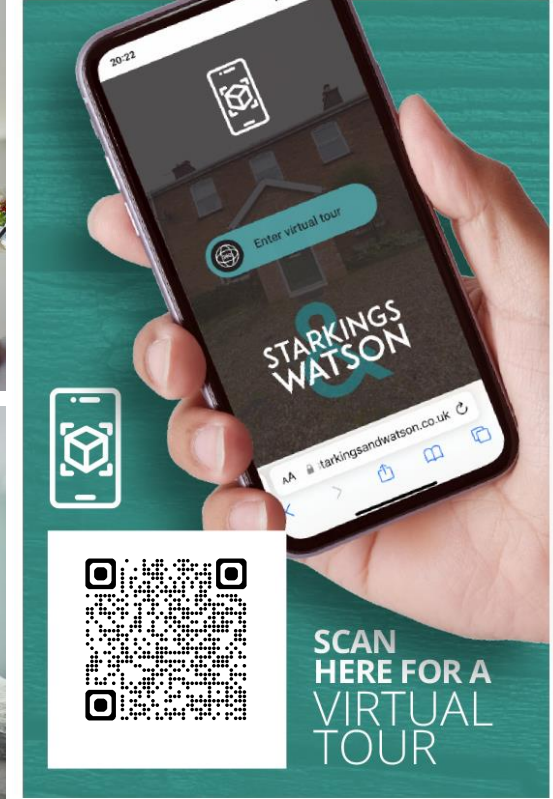
ACACIA ROAD

# Thorpe St. Andrew, Norwich NR7 0PP

Freehold | Energy Efficiency Rating : TBC

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

# FOR SALE PROPERTY



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[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



- Semi-Detached Chalet Style Home
- Stunning 31' Open Plan Extension
- Kitchen With Fitted Appliances
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Immaculate Presentation Throughout
- Private & Enclosed Rear Garden
- Ample Off Road Parking

#### SETTING THE SCENE

This SEMI-DETACHED CHALET HOME is offered in brilliant decorative order being redecorated entirely in 2023, boasting a stunning 31' kitchen/dining room EXTENSION with FITTED APPLIANCES, vaulted ceilings, VELUX WINDOWS and BI-FOLDING rear doors allowing the PRIVATE REAR GARDEN to become an extension of the living space, ideal for family living. Benefiting from FOUR DOUBLE BEDROOMS, this ideal family home reaches a little over 1377 Sq. Ft of accommodation featuring a FAMILY BATHROOM and EN-SUITE bathroom to the dormer bedroom with ample OFF ROAD PARKING to the rear.

#### SETTING THE SCENE

The property is peacefully nestled behind a tall privacy giving hedge to the front which opens to the left where the large shingle driveway can be found suitable for parking multiple vehicles. To the left of the property the driveway reaches towards the very rear of the property though tall timber swinging gates for ease of access to the rear garden while also becoming the perfect spot for parking a camper van,

mobile home or caravan.

#### THE GRAND TOUR

As you enter you are met with the neat, neutral décor of the central hallway and its tiled flooring, which gives you access to all bedrooms, living space and the three piece family bathroom directly in front of the entrance door, with a wall mounted shower over the bath, radiator and frosted glass window. The larger of the bedrooms on the ground floor can be found directly to your left as you enter. With this being the former sitting room, this dual aspect space creates a sizeable double bedroom with box bay fronted uPVC double glazed windows and carpeted flooring. The second bedroom is found to your right, also a sizeable double bedroom This space has a box bay fronted window and carpeted flooring while offering ample floor space for soft furnishings. The smaller of the bedrooms is tucked behind this room, and next to the family bathroom, this double bedroom has views over the rear garden with space for additional storage solutions and a tasteful, neutral décor. The 'wow' factor really comes as you enter the main living space which has been extended backwards opening into a 31' space, brilliantly well lit from all aspects with bi-folding doors onto the timber decked patio area in the rear garden, with Velux windows within the tall vaulted ceilings allowing this space to bask in natural light. The kitchen offers an array of integrated appliances including a five ring gas burner hob and electric oven with extraction above, wine/drinks fridge, dishwasher and washing machine all set around a U-shape work top space offering great wall



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and base mounted storage set around a tiled splash back. The first floor is a well-proportioned main bedroom which offers versatility in layout with pitched ceilings and Velux windows to the front and uPVC double glazed window to the rear overlooking the tree lined rear garden. Within this space you can find wrap around eaves storage leading to the dressing room area while an en-suite bathroom complete with tiled flooring and tiled surround, bath and wall mounted heated towel rail.

#### THE GREAT OUTDOORS

The rear garden still gives you a generous space to enjoy despite the sitting room extension where the overwhelming sound is bird song. Predominantly laid to lawn, this tree lined space also has ample space for the timber sheds and benefits from use of external power sources and a tap, the ideal space for family and friends to enjoy those warmer months.

#### 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 0PP

What3Words : ///cities.warm.fool

#### 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.

(1) Excluding balconies and terraces

Reduced bedroom (below 1.5m/4.9ft)

Approximate total area<sup>m</sup>

1377.72 ft<sup>2</sup>  
127.99 m<sup>2</sup>

Reduced bedroom  
87.82 ft<sup>2</sup>  
8.16 m<sup>2</sup>

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