

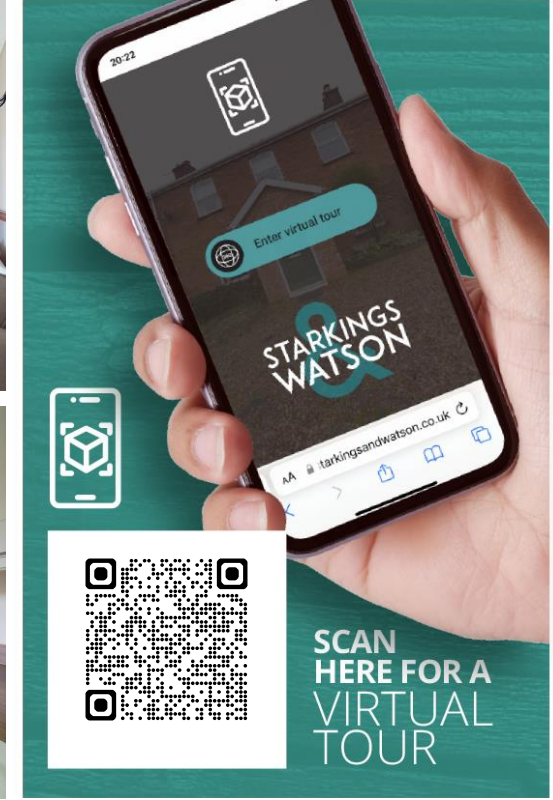
FURZE ROAD

# Thorpe St. Andrew, Norwich NR7 0AS

Freehold | Energy Efficiency Rating : C

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

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# STARKINGS & WATSON



- Popular NR7 Location Close to City & NDR
- Extended with Flexible Layout
- Two Reception Rooms
- Re-fitted Kitchen with Dual Aspect Views
- Four Spacious Bedrooms
- En Suite & Family Bathroom
- Sizeable Landscaped Gardens
- Ample Parking & Covered Garage/Car Port

### IN SUMMARY

EXTENDED and MODERNISED over the years, this 1432 Sq. ft (stms) semi-detached home enjoys a POPULAR NR7 LOCATION close to local amenities. With a FLEXIBLE LAYOUT, well dressed interior and a re-roofed exterior during the current owner's tenure, a LARGE GARDEN is hidden to the rear, providing an ideal RETREAT from city life. The accommodation comprises a hall entrance with W.C tucked under the stairs, 14' BAY FRONTED FAMILY ROOM to the front, 22' open plan SITTING/DINING ROOM with a part vaulted ceiling and VELUX WINDOW, completed by the 18' fully fitted kitchen. Upstairs, FOUR BEDROOMS lead off the landing, including the large 18' MAIN BEDROOM with BUILT-IN WARDROBES and EN SUITE shower room, and further family bathroom. To the side a garage/car port can be found, offering covered storage and FURTHER POTENTIAL (stp). The GARDENS are well kept with a CENTRAL LAWN, raised beds and ORIGINAL BRICK BUILT GARAGE for storage.

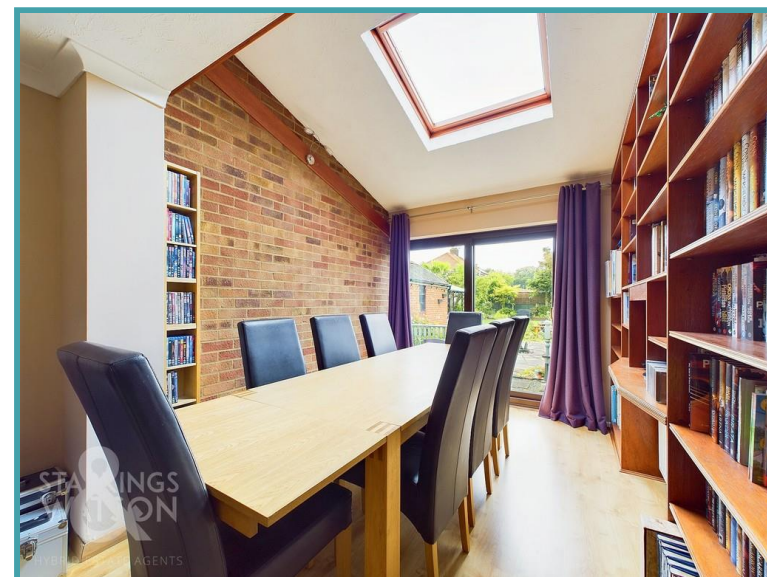
### SETTING THE SCENE

Situated on a sought after residential street, the

property is set back with hard standing driveway space, and an adjacent shingled expanse for further parking. A low level brick wall sits to the front, with picket style fencing to both sides.

### THE GRAND TOUR

Once inside, you are greeted with a wood panelled hall entrance, complete with wood flooring underfoot. Stairs rise to the first floor, with the W.C tucked under including a two piece suite and tiled splash back. The family room leads off the hall, centred on a feature fireplace with a bay window to front offering excellent natural light. Wood effect flooring runs underfoot, matching the sitting/dining room which is adjacent. Extended to incorporate a section of vaulted ceiling and exposed brick work, this spacious room includes a feature fireplace, but focuses on the patio doors which lead out on to the rear garden. Completing the downstairs is the re-fitted kitchen/breakfast room, with wall and base level units, dual aspect windows to side and rear, inset gas hob and built-in eye level electric double oven. Appliances include a built-in fridge freezer and wine cooler, with space for a washing machine. Matching up-stands run around the work surface, with tiled flooring underfoot, and a door to the garage/car port space. Upstairs, the four bedrooms lead off the landing, with a mixture of hard standing and carpeted floor coverings. The three largest bedrooms are all comfortable doubles, with the smaller still a great sized single which is used as a study. The main bedroom includes a range of built-in wardrobes and bed side cabinets, with a door to the en suite. A fantastic size, the en suite includes a three



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piece suite, storage, tiled splash walls and flooring. Completing the property is the family bathroom, with built-in storage, shower over the bath and tiled walls.

#### THE GREAT OUTDOORS

Outside, a door from the kitchen leads to a useful garage/car port area, with an open rear and double uPVC doors to front. Double gates at the rear open to the garden, where the original brick built garage offers further storage. The garden is fully landscaped, including an area of patio, with adjacent flower and shrub beds. Opening up, the garden is then mainly lawned, with raised beds and timber built storage sheds.

#### 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 0AS

What3Words : ///carbon.indoor.inner

#### VIRTUAL TOUR

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

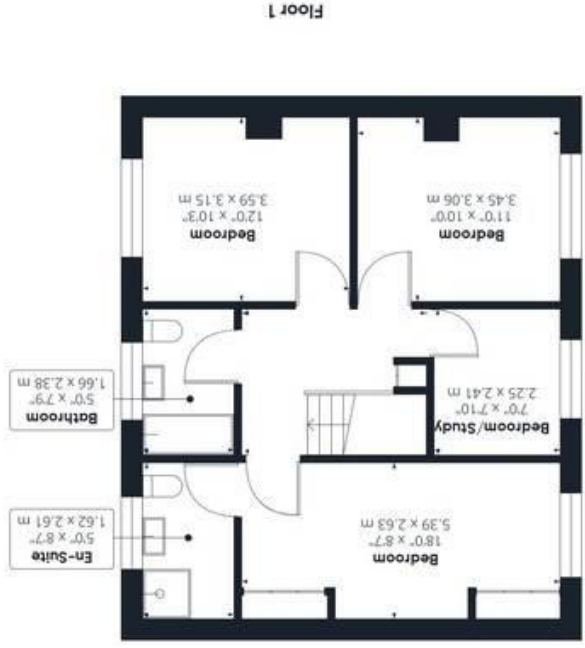
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Price:



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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 headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1432.25 ft<sup>2</sup>  
133.06 m<sup>2</sup>  
Reduced headroom  
2.91 ft<sup>2</sup>  
0.27 m<sup>2</sup>