

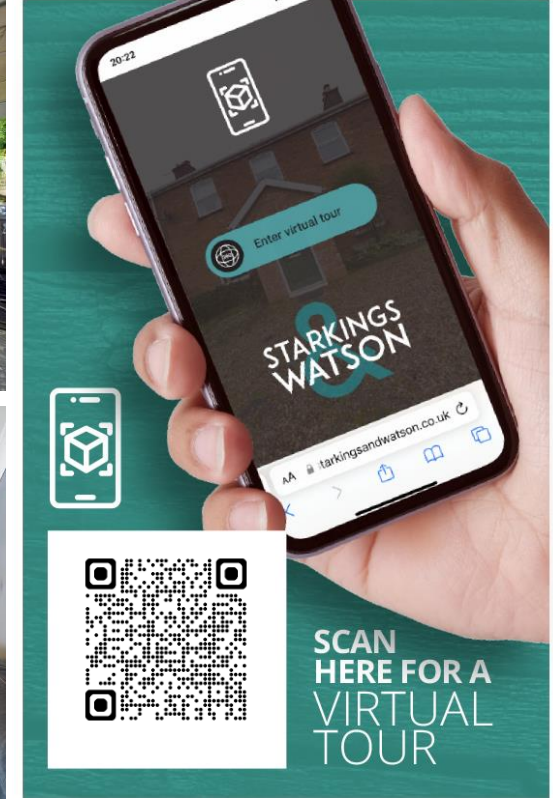
SOUTH HILL ROAD

# Thorpe St. Andrew, Norwich NR7 0PQ

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

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



# STARKINGS & WATSON

- Semi-Detached Bungalow
- South Facing Rear Garden
- Extended & Open Plan Living
- Two Bedrooms
- Family Bathroom
- Well Maintained Interior
- Driveway Parking
- Detached Single Garage

#### IN SUMMARY

Beautifully presented SEMI-DETACHED BUNGALOW in the sought after location of THORPE ST. ANDREW which sits within close proximity to SCHOOLS and AMENITIES. With an EXTENDED INTERIOR, the SITTING/DINING ROOM flows into the spacious KITCHEN. The two bedrooms are both doubles, with the main bedroom providing FITTED WARDROBES. The FAMILY BATHROOM has been updated with a CONTEMPORARY SPLASH BACK and shower over the bath. The property is ideal for someone who is wanting a property to provide them with outside storage space or an area to work from home. The front of the property provides a shingle driveway and access to the single garage. The rear garden is a GREAT SPACE FOR ENTERTAINING with its low maintained patio area and also offers great storage space as well.

#### SETTING THE SCENE

Set behind a low level brick wall, a parking area with shingle underfoot leads to the main property along

with a single garage which is set back to the side of the property, whilst a side access gate leads to the rear garden.

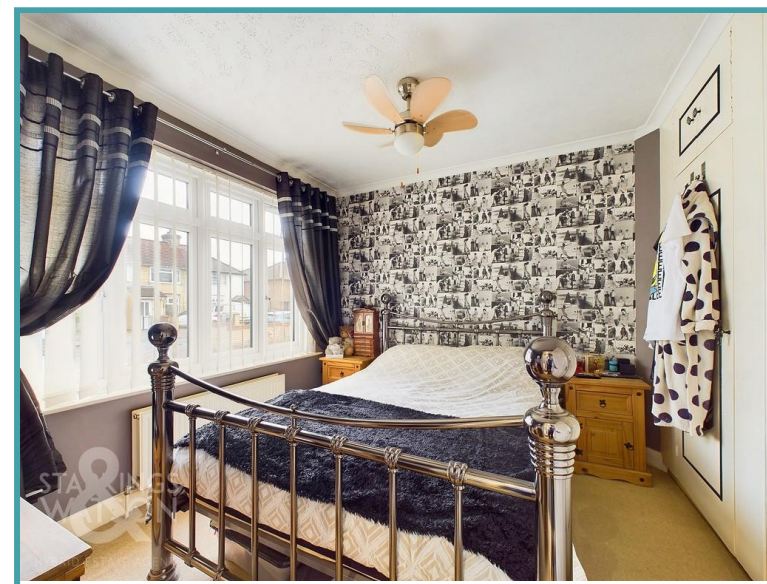
#### THE GRAND TOUR

Passing through the composite entrance door, wood effect flooring runs through the hall entrance, with access to the sitting/dining room. To the left and right as you enter, there are two double bedrooms, both have windows facing to front and one has built-in wardrobes running wall to wall. Continuing through the accommodation, you enter the sitting room which connects to the dining area. To the left hand side of the sitting room, the kitchen is well maintained with a range style gas oven and a dishwasher, along with tiled splash-backs and a double glazed window to the side of the property. Connecting from the kitchen is a recently updated family bathroom fitted with aqua panelled walls and a bath with a shower over, whilst storage can be found in the fitted vanity sink unit.

#### THE GREAT OUTDOORS

The rear south facing garden at this home has a wonderful non-overlooked aspect to enjoy. There is a patio which offers a great space for outside dining and entertaining which extends from the main property leading to an area of lawn with a hard standing footpath which runs the full length of the plot to the timber storage building. There is timber fencing to all boundaries with gated access to side.

#### OUT & ABOUT



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



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 0PQ

What3Words : ///barks.battle.deny

#### 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:



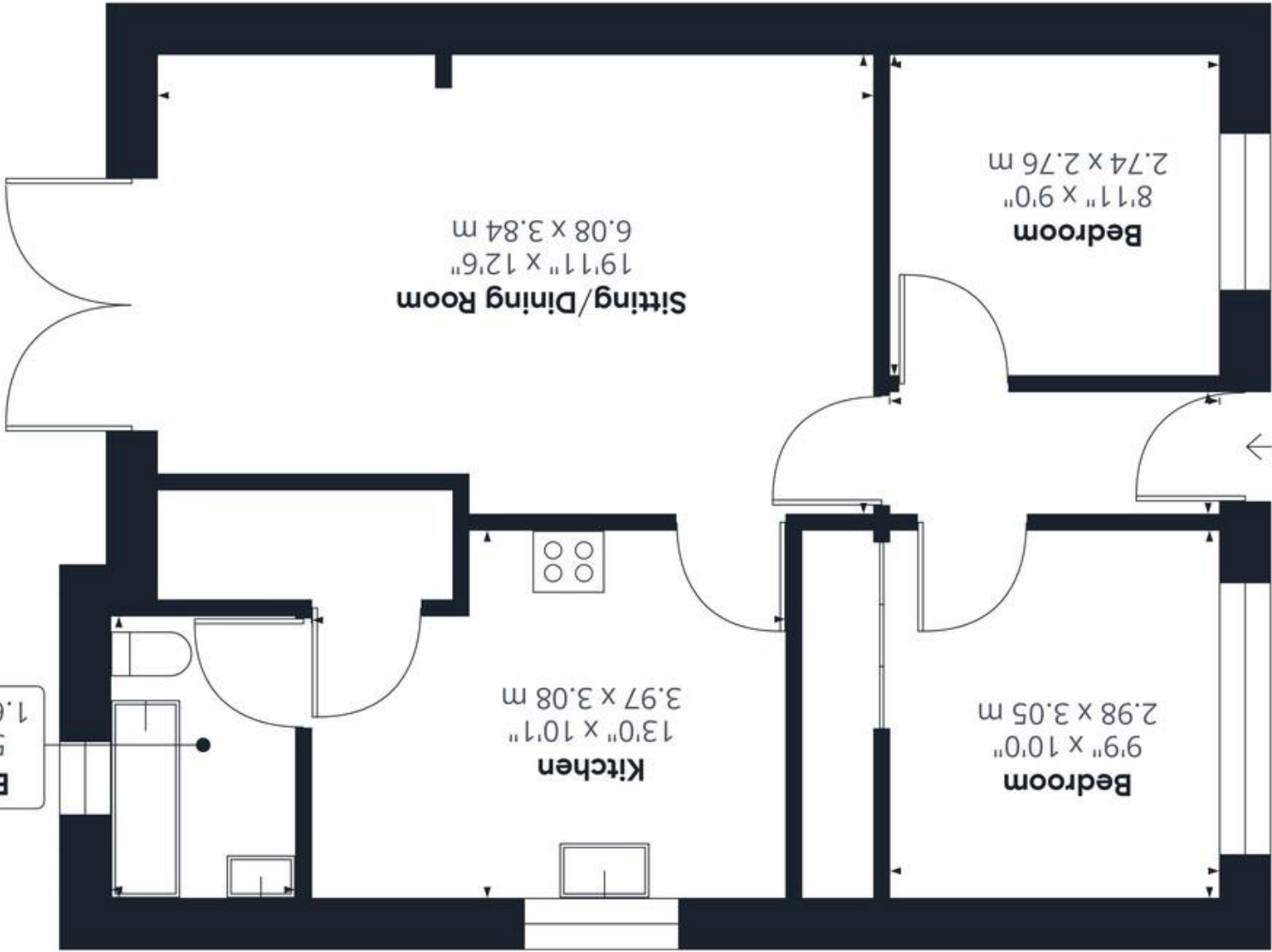
For our full list of available properties, or for a FREE INSTANT online valuation visit

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

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



Approximate total area<sup>1</sup>  
664.56 ft<sup>2</sup>  
61.74 m<sup>2</sup>

HYBRID ESTATE AGENTS

