



THE STORY OF

# 2a Hillside Avenue

*Thorpe St Andrew, Norwich*

**SOWERBYS**



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# 2a Hillside Avenue

Thorpe St Andrew, Norwich  
Norfolk, NR7 0QN

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Two Bedroom Detached Bungalow

Versatile Accommodation

Low Maintenance Home

Excellent Scope to Modernise and Add Value

Spacious Plot to Front and Rear

Handy Outbuildings

Off-Road Parking and Garage

Highly Sought-After Location

No Onward Chain

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**SOWERBYS NORWICH OFFICE**

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Sitting in one of the most desirable locations in the area, this spacious two bedroom bungalow provides well over 1500 sq ft. of well-presented accommodation.

Two double bedrooms and a selection of receptions make for a highly versatile home, whilst remaining brilliantly low maintenance for time to enjoy an idyllic lifestyle amongst the spacious plot, and all that such a sought-after location as Thorpe St Andrew has to offer.

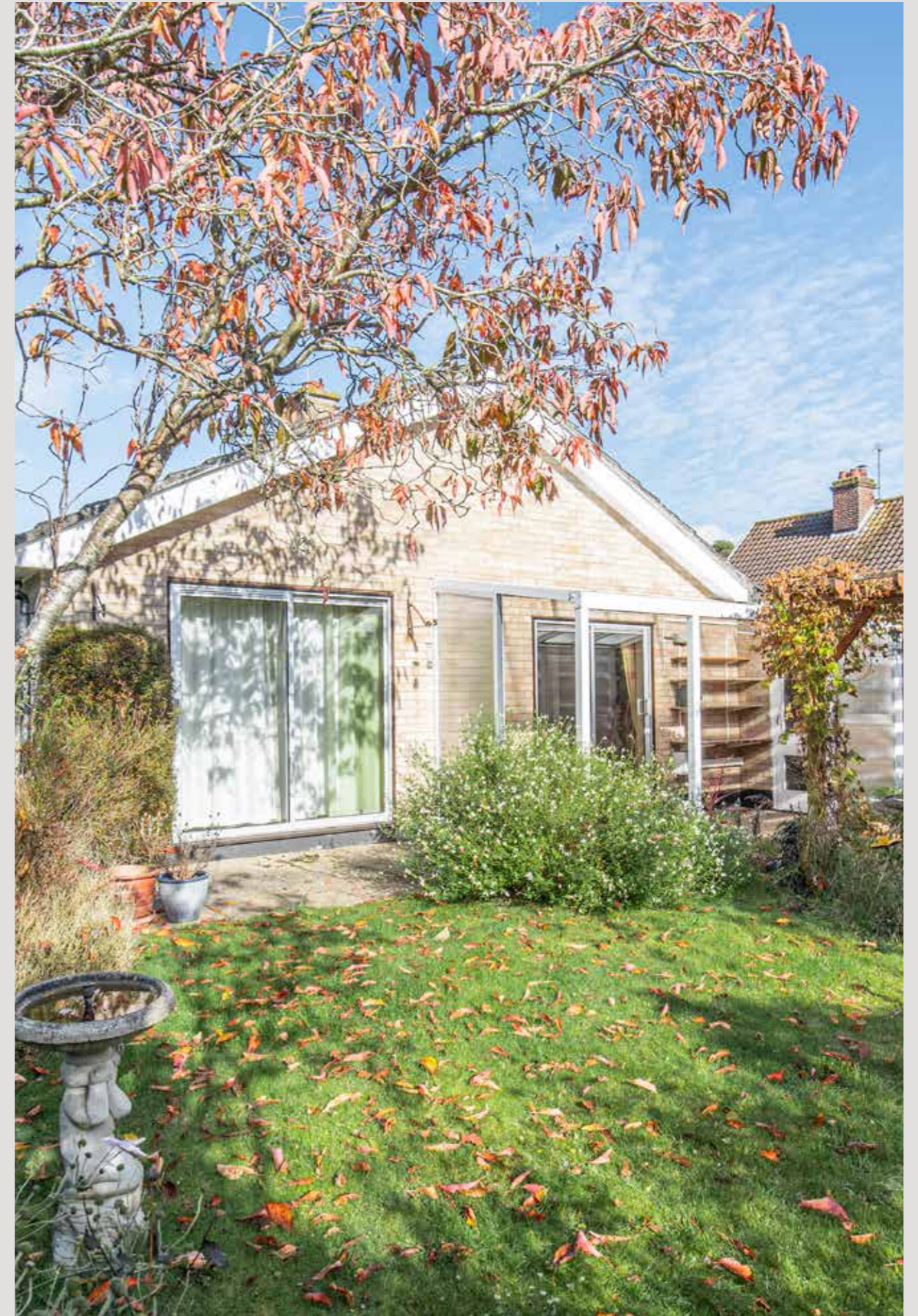
The bright and airy interiors have been wonderfully maintained whilst offering excellent potential to modernise and add value for those that wish to. The kitchen occupies the ideal spot between a large sitting room and a snug overlooking the garden, whilst two large double bedrooms are well-served by the family shower room and separate WC.

Sitting centrally in a generous plot means not only is there a spacious driveway for ample cars, but also a handy array of outbuildings including a car port, garage and further workshop/store discreetly located alongside the property.

To the rear, a sunny and highly private garden features a spacious lawn interspersed with mature and well stocked flower beds, alongside multiple terraces to make the best of the all day sunshine, none of which are overlooked.



The bright and airy interiors create a lovely feel throughout.





Ground Floor  
Approximate Floor Area  
1684 sq. ft  
(156.45 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Thorpe St Andrew

A CHARMING RIVERSIDE GEM  
BLENDING HISTORY WITH NATURE

A popular suburb, Thorpe St. Andrew, is approximately 4 miles from the centre of the cathedral City of Norwich, with the train station being approximately a ten minute drive away, and Norwich Airport around 15 minutes drive, via the easily accessible Northern Distributor Road.

Within Thorpe St. Andrew itself there are various facilities including a health club, an attractive river green with a delightful riverside setting, public house and small shops. A Sainsbury's supermarket is also close by. The local school is rated as outstanding.

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants.

There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city.

Norwich is located approximately 40 minutes from the delightful North Norfolk coast and beautiful countryside, whilst still being a vibrant, ever evolving city.



## Note from Sowerbys



“An abundance of wildlife visits the garden, which is a joy to watch...”

2a Hillside Avenue.



### SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

C. Ref:- 2436-3036-2207-4534-4204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///winner.spoon.amused

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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