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THE STORY OF

# 2 The Homestead

*St Andrews Park, Norfolk*

SOWERBYS



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St Andrew Park, Norwich,  
Norfolk, NR7 0GL

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Striking Four Bedroom Home

Open-Plan Living Options

Elegant Formal Receptions

High Ceilings and Original Features

Immaculately Presented Throughout

All Windows Fully Refurbished

Rear Sun Terrace and Open Garden

Allocated Parking and Garage

Highly Sought-After Location

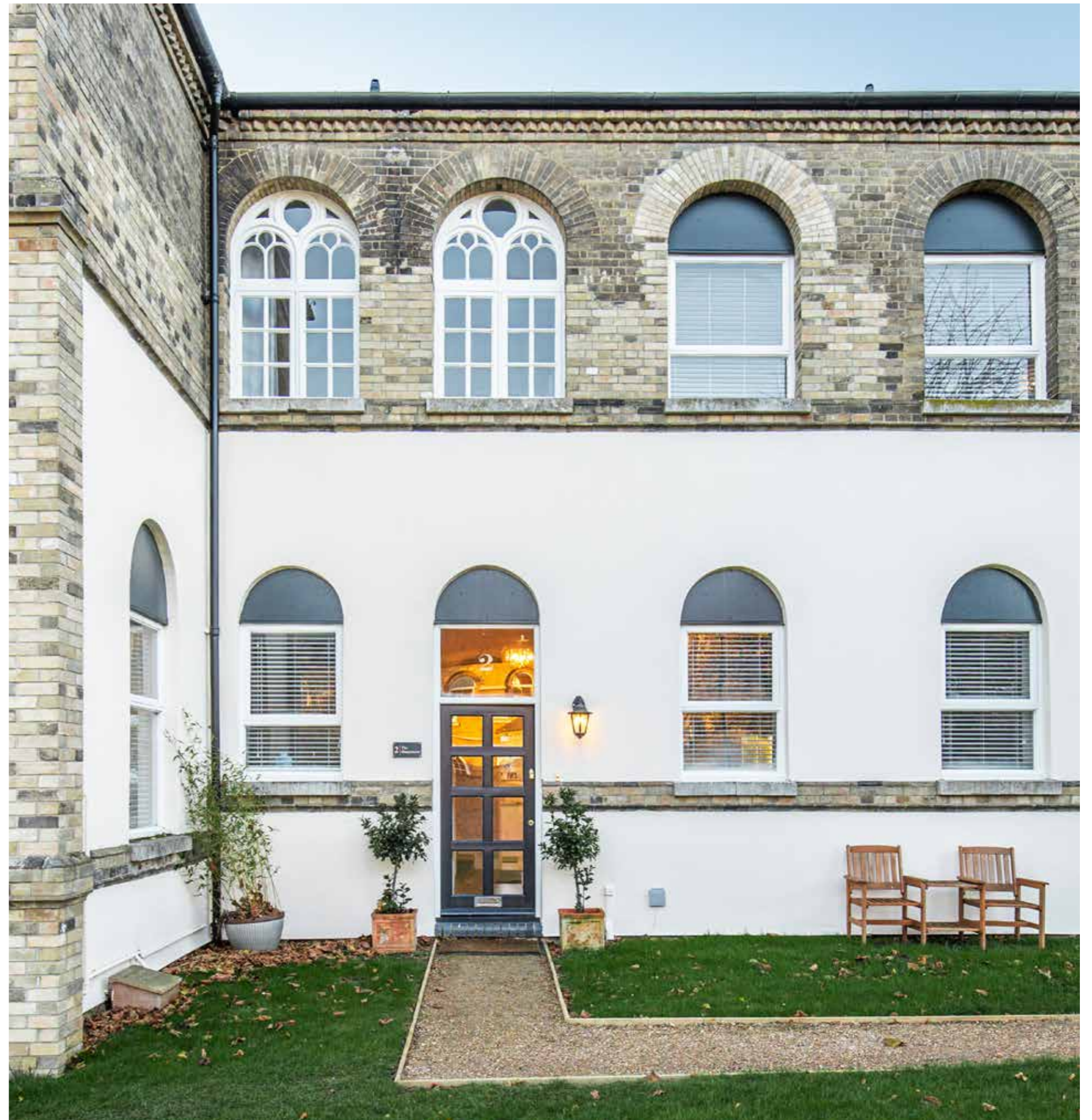
Easy Reach of Village Centre and Norwich

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Nestled within the highly sought-after collection of homes, this immaculately presented character home boasts elegant proportions, formal receptions, modern open-plan living options and four double bedrooms. Under its current ownership, the home has been updated and restored to now offer impeccable and low maintenance accommodation with every bit of grandeur and character preserved from the original features and proportions.

A welcoming entrance hall is flanked by an elegant study to one side and the impressive sitting room to the other. Awash with natural light, the high ceilings and fine features adorn what is a remarkably striking yet homely and warm sitting room. To the rear of the home, the open plan kitchen/dining room brings a touch of modernity and an ideal sociable space to entertain or gather as a family. From the kitchen, a rear door grants access to the west-facing sun terrace; a superb space to spend long evenings amongst the peaceful surroundings of St Andrews Park.

The first floor is home to the four spacious double bedrooms. Each being so generous providing excellent versatility with any able to serve as additional receptions should they be needed. The impressive principal suite boasts high ceilings, built-in storage and a luxurious shower room en-suite, whilst the three additional bedrooms are well served by the central family bathroom.

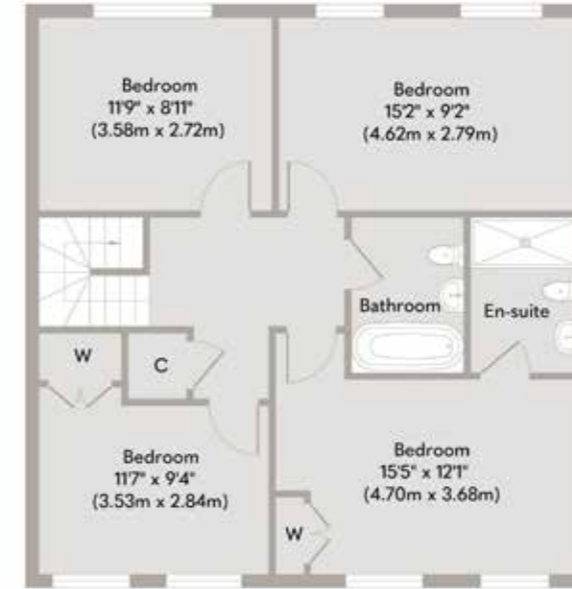
The home comes with the added benefit of allocated parking, further visitor parking and even an en-bloc garage; a rarity within the complex. The delightful sun terrace is a brilliantly sheltered spot and leads out to further communal lawned areas.





...remarkably striking,  
yet homely and warm.





First Floor  
Approximate Floor Area  
765 sq. ft  
(71.07 sq. m)



Ground Floor  
Approximate Floor Area  
760 sq. ft  
(70.60 sq. m)



Garage  
Approximate Floor Area  
170 sq. ft  
(15.79 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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# St Andrews Park

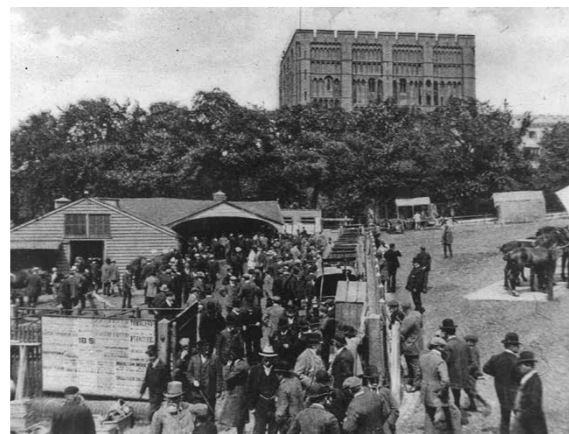
A COUNTRYSIDE COMMUNITY ON THE EDGE OF THE CITY

The countryside community of St Andrews Park is an elegant collection of homes located in the popular Norwich suburb of Thorpe St Andrew. Approximately 4 miles from the centre of the cathedral city, the area is well-connected 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, there are various facilities including a health club, Sainsbury's supermarket, and local primary and secondary schools. The attractive River Green, with its delightful riverside setting, is home to numerous shops and businesses, really giving the feel of village life. Within a short stroll you'll find a cafe, several pubs, an Indian restaurant, Chinese takeaway and fish and chip shop, and day-to-day living is well provided for by the excellent range of local shops on the doorstep.

Neighbouring Thorpe Marshes are delightful, popular with dog walkers, bird watchers and nature lovers and the River Yare is also just a few minutes' walk away, providing mooring for boats and a launch site for smaller craft. With a wonderful mix of urban access, the atmosphere of a small town, and neighbouring countryside, Thorpe St Andrew offers the perfect balanced lifestyle.

Norwich has a modern cultural feel, a real sense of history preserved, with beautiful heritage, dynamic night-life, two major shopping malls and Norwich's infamous Market. Such is the wide variety of shops, bars, cafés and restaurants that the Norwich Lanes won the great British high street of the year.



*Note from Sowerbys*



“The delightful sun terrace is a brilliantly sheltered spot and leads out to the beautiful communal lawn.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas-fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 0518-8033-6216-6480-7270

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: ///pepper.thank.gift

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# SOWERBYS

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

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 St Martins  
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for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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