



Orchard Close, Norwich - NR7 9NY

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HYBRID ESTATE AGENTS



Orchard Close

Norwich

NO CHAIN! Offering over 1150 sqft (STMS) of accommodation, this recently RENOVATED and REDECORATED semi-detached CHALET STYLE HOME is presented in flawless decorative order, benefitting from an extension to the main property. A fantastic HOME OFFICE/GARDEN ROOM sits at the end of the GARDEN. In a quiet CUL-DE-SAC setting, the accommodation comprises a HALL ENTRANCE with two BEDROOMS located immediately from the entrance with large bay windows providing floods of natural light. In addition, a stunning 20' OPEN PLAN KITCHEN/DINING and LIVING SPACE overlooks the rear of the property with a further FAMILY BATHROOM complete with three piece suite to the ground floor. The first floor provides an ATTIC ROOM with eaves storage, a further DOUBLE BEDROOM and 11' BATHROOM.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Over 1150 Sq. ft (stms)
- Modernised and Extended
- Popular NR7 Location
- 20' Open Plan Kitchen/ Dining Room
- Three Bedrooms
- Ample Off-Road Parking
- Substantial Outhouse

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.

SETTING THE SCENE

The Property is approached from Orchard close, raised and recessed from the road with a low maintenance shingle frontage bordered by mature shrubs, tiled steps lead up to the main entrance.



THE GRAND TOUR

Upon entering, the hallway provides access to all ground-floor accommodation and the staircase leading to the first floor. Under-stairs storage offers a practical space for coats and shoes. To the left, the first bedroom, currently used as a snug, benefits from fitted carpets, white walls, and a large bay window that creates a bright and airy atmosphere. The 14' main bedroom, also accessed from the hallway, continues the theme of grey fitted carpets and white walls, with ample space for wardrobes and furniture. At the end of the hallway, the open-plan kitchen/dining room features wood-effect flooring, a corner storage cupboard, and skimmed ceilings with spotlights. The dining area comfortably accommodates a large table. The stunning kitchen includes a breakfast bar, array of glossy white wall and base units with contrasting wood worktops, and white tiled splashbacks. Integrated appliances include an oven, hob, extractor, and dishwasher, with further space for essential white goods. Moving through to the extended part of the house, three large skylights, skimmed ceilings with LED spotlights, and grey fitted carpets create a bright and contemporary space. French doors open onto the rear garden. Completing the ground floor is a contemporary three-piece bathroom with a large heated towel rail, a walk-in shower with a glass splashback, and contrasting white and grey tiling.

Ascending the carpeted staircase to the first-floor landing, an attic room to the left provides extensive eaves storage. Also off the landing is the final bedroom, featuring large uPVC windows overlooking the front of the property, fitted carpets, and skimmed ceilings. Completing the accommodation is the generously proportioned 11' first-floor bathroom, which features floor-to-ceiling tiling, a large bath with an overhead shower and glass splashback, a sink with a mixer tap and integrated storage, and a floating mirrored vanity unit above.

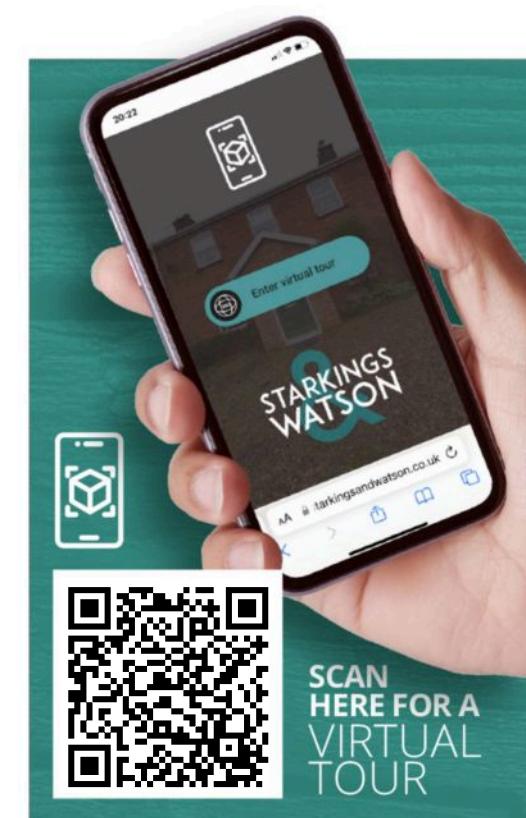
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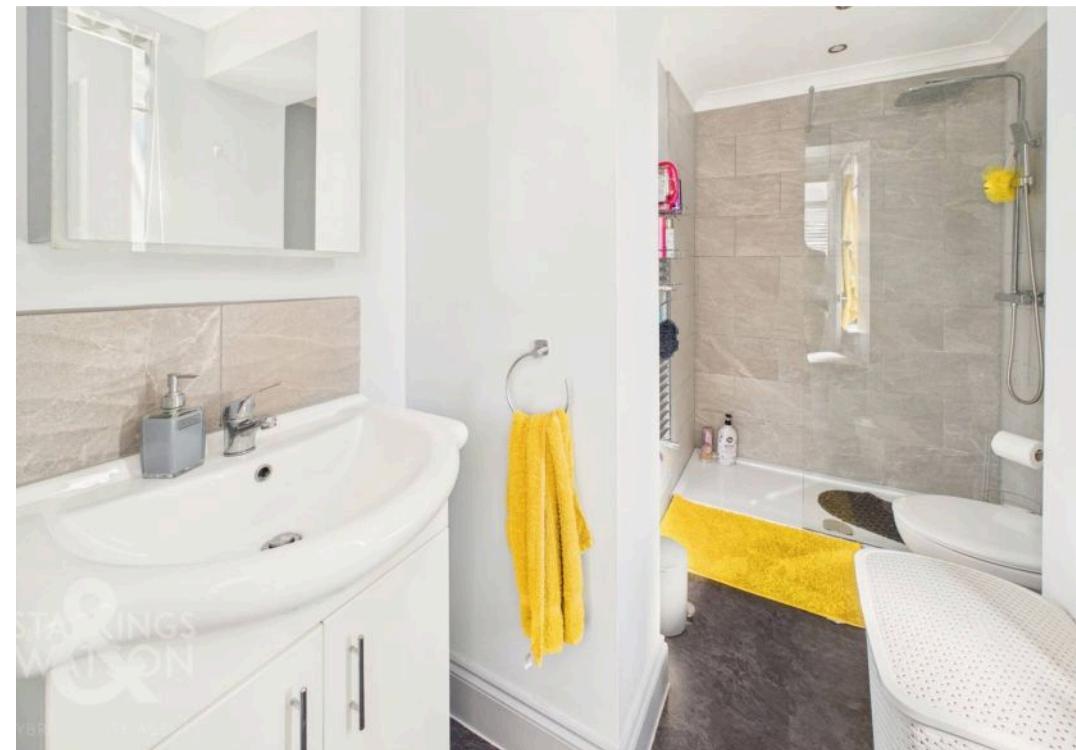
Postcode : NR7 9NY

What3Words : ///trials.reduce.outer

VIRTUAL TOUR

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

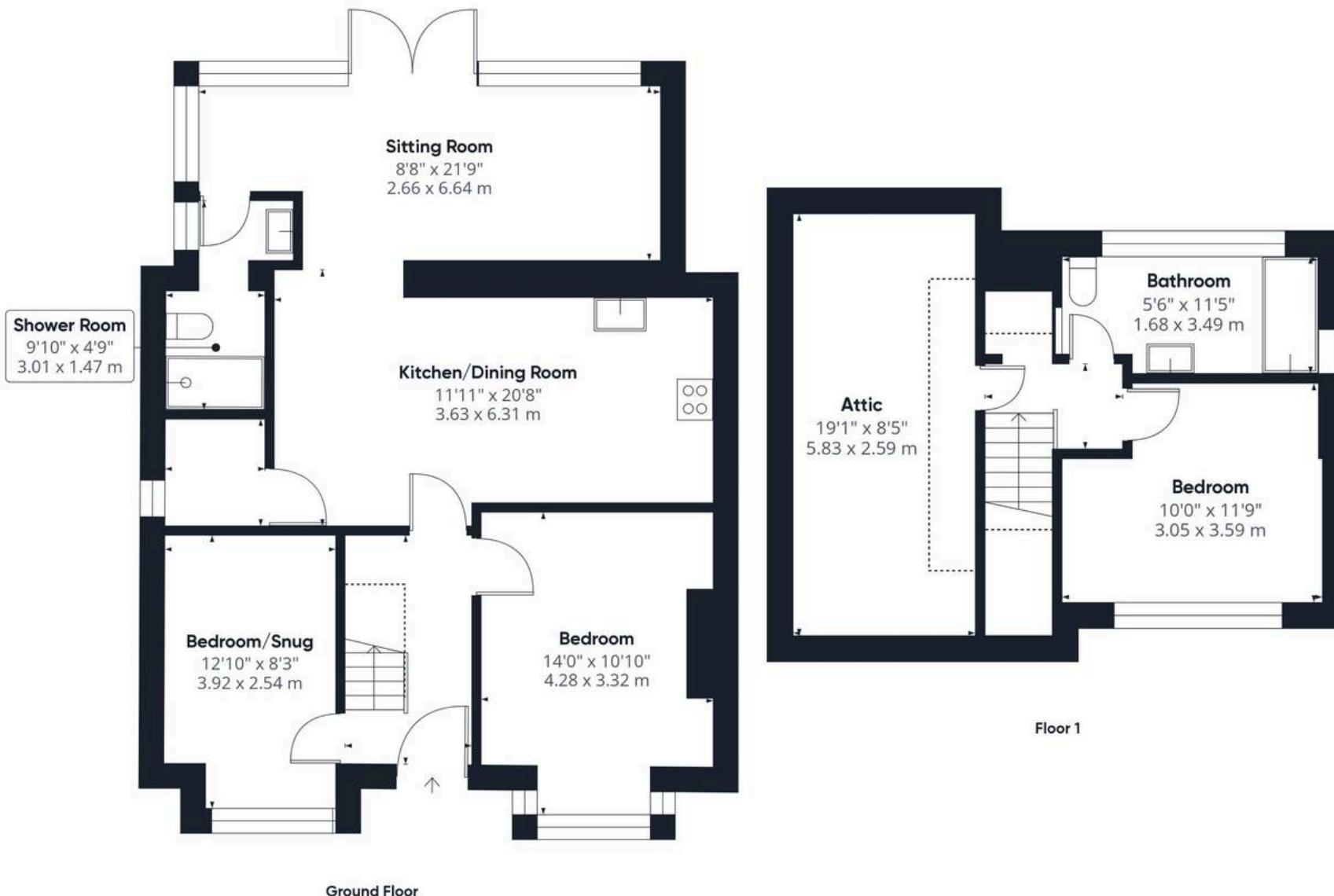






THE GREAT OUTDOORS

The rear garden unfolds onto a spacious patio, featuring a large storage shed. A landscaped, low-maintenance garden extends beyond, with raised borders and a paved walkway running through its center. A well-maintained lawn is bordered by vibrant flowerbeds. Adjacent to the lawn, a shingled outdoor seating area offers further space and plumbing for a hot tub. Completing the garden is a recently constructed outhouse/home studio, distinguished by light cladding and contrasting dark window surrounds and doors. The interior is fully plastered and equipped with power and spotlights.



Approximate total area⁽¹⁾

1149.48 ft²
106.79 m²

Reduced headroom
151.38 ft²
14.06 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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