



St. Catherines Road, Norwich - NR7 0XR



St. Catherines Road

Norwich

This IMMACULATE and EXTENDED semi-detached home BOASTS OVER 1300 Sq. ft (stms) of accommodation, in the favoured NR7 location, within close proximity to local schooling. The property welcomes you with a PORCH and HALL ENTRANCE, leading to a ground floor SHOWER ROOM, 14' BAY FRONTED SITTING ROOM featuring a cosy WOOD BURNER. A highlight of this home is the 20' L-SHAPED KITCHEN/BREAKFAST ROOM with a VAULTED CEILING and VELUX WINDOWS, along with an open plan dining room for seamless entertaining. Upstairs, you will find THREE GENEROUSLY PROPORTIONED DOUBLE BEDROOMS including the BAY FRONTED MAIN BEDROOM, with a FAMILY BATHROOM including a bath and shower. Gas fired CENTRAL HEATING is installed, with the boiler replaced in APRIL 2025. The rear garden beckons with a timber decked SEATING AREA spanning the width of the property, ideal for hosting alfresco gatherings under the charming timber built pergola.



Adorned with LAWNED GARDENS and timber panel fencing, the space extends to a patio seating area and a handy timber shed. The integral STORAGE ROOM boasts shelves, power, and lighting.

Council Tax band: C

Tenure: Freehold

- Immaculate Extended Semi-Detached Home
- Over 1300 Sq. ft (stms) of Accommodation
- Favoured NR7 Location Close to Local Schooling
- 14' Bay Fronted Sitting Room with Wood Burner
- 20' L-Shaped Kitchen/Breakfast Room with Vaulted Ceiling
- Open Plan Dining Room
- Three Double Bedrooms
- Enclosed Gardens & Integral Storage Room

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

Set back from the road and approached via a shingle driveway, off road parking is provided for several vehicles with access leading to the integral interior storage and main front entrance door.

THE GRAND TOUR

Step inside this light and bright porch and hall entrance, finished with tiled flooring underfoot for ease of maintenance and fitted carpet. In the main hall area, with a side facing full height window and stairs rising to the first floor landing. There is ample space for coats and shoes, with doors leading to the kitchen and living accommodation to your left hand side. As you enter, the ground floor shower room offers an immaculate white three piece suite with useful storage under the hand wash basin, walk-in shower cubicle with a thermostatically controlled shower with Aqua-board splash-backs and heated towel rail. The formal sitting room sits at the front of the property with a bay fronted window and bespoke window shutters, with a feature fireplace housing a cast iron wood burner with a tiled hearth. Filler carpet runs underfoot with double doors taking you to the adjacent dining room - with wood effect flooring, and ample space for a dining table, creating an open plan flow into the adjacent kitchen/living space. Forming part of the L-shaped design, the kitchen area includes ample room for soft furnishings with French doors leading out to the rear garden. The kitchen itself offers a U-shape arrangement of wall and base level units including a breakfast bar seating area with continued wood effect flooring and ample space for white goods along with a range style electric cooker with an extractor fan above. Matching up-stands run around the work surface with space provided for an American style fridge freezer, washing machine and dishwasher. With a vaulted ceiling above including exposed timber beams and three velux windows, this light and bright room includes a rear facing window to the garden, useful built-in storage cupboard under the stairs and a side access door.

Heading upstairs, the carpeted landing leads to the three double bedrooms and family bathroom. The main bedroom sits to the front with a bay window and fitted carpet underfoot, with the second bedroom facing to the rear including garden views and a built-in wardrobe. The third bedroom forms an L-shape with ample space for a double bed and dressing area, along with two front facing windows for excellent natural light. Completing the property is the family bathroom which includes a panelled bath with mixer tap and separate shower cubicle, with a multi-jet shower system and Aqua-board splash-backs and heated towel rail.

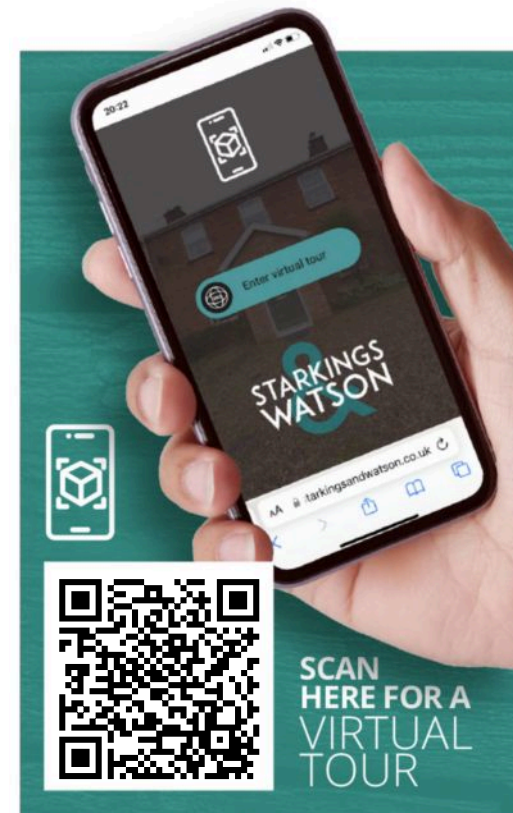
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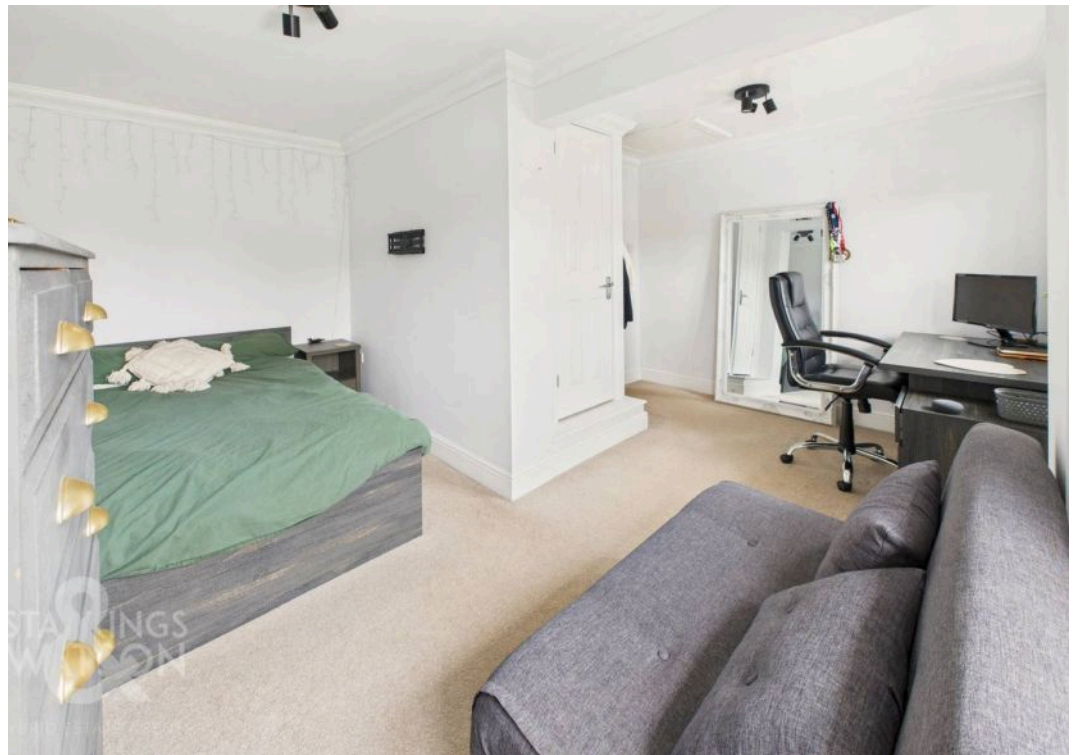
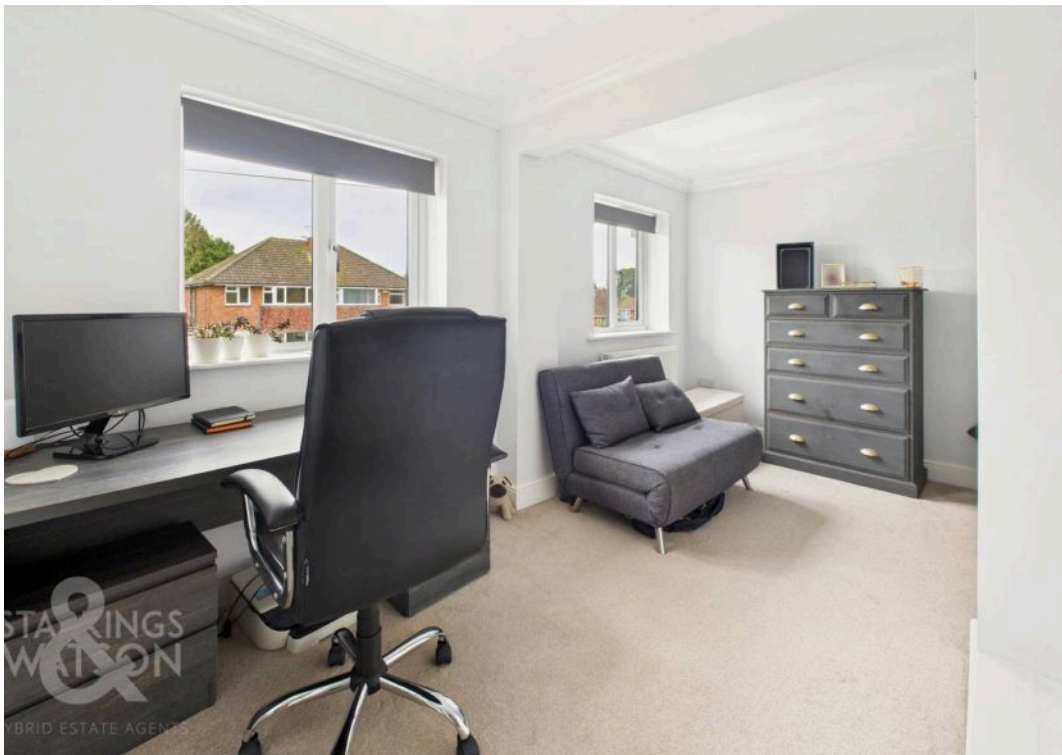
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VIRTUAL TOUR

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



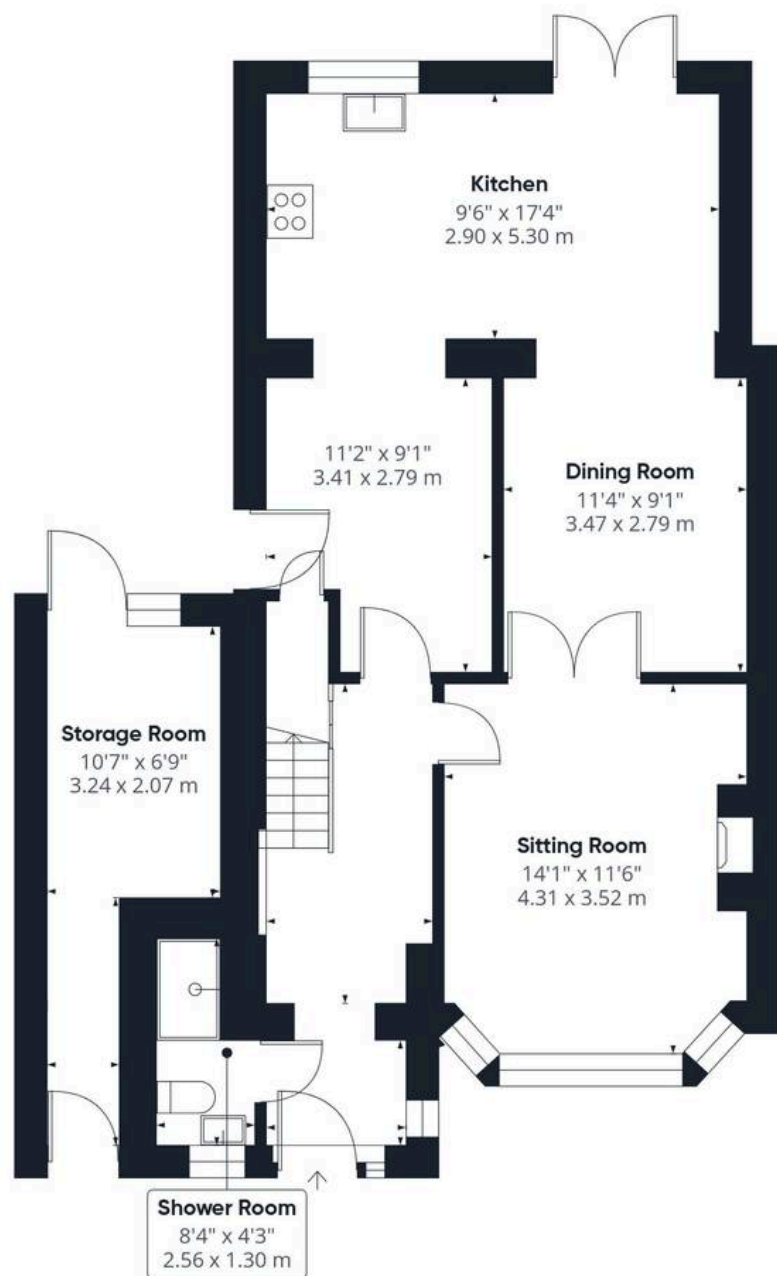




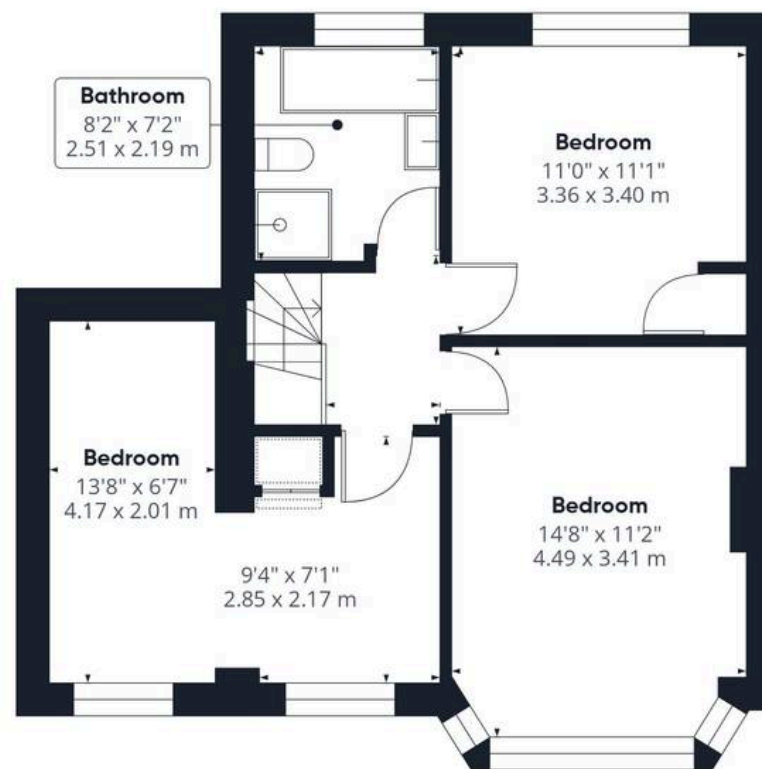
THE GREAT OUTDOORS

The rear garden offers a timber decked seating area which extends across the width of the property providing ample space for alfresco dining, with a timber built pergola above. Lawned gardens lead down the length of the garden with timber panel fencing to all sides, along with a patio seating area and timber built storage shed. Various planted borders and shrubbery can be found along with raised vegetable plots to one side, with access to the side of the property where a brick-wave patio area can be found providing storage, along with a door to the integral storage room. With a door to front, and window and door to rear, the storage room offers a variety of shelving with power and lighting installed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1305 ft²

121.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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