



Hallgate, Thorpe End - NR13 5DQ

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&
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HYBRID ESTATE AGENTS



Hallgate

Thorpe End, Norwich

This substantial SOUTH FACING DETACHED FAMILY HOME is located in a cul-de-sac within a sought-after GARDEN VILLAGE, offering convenient access to both the Norwich Distributor Road (NDR) and the city centre. Spanning over 1870 Sq. ft (stms), the property provides GENEROUS ACCOMMODATION ideally suited to modern family life. The impressive 22' DUAL ASPECT SITTING ROOM is flooded with natural light and features PATIO DOORS opening directly to the garden, creating a seamless transition between indoor and outdoor living. Internal glazed double doors lead to the separate 11' DINING ROOM located adjacent to the spacious 20' KITCHEN/BREAKFAST ROOM, while a SEPARATE UTILITY ROOM and ground floor W.C add further practicality. Upstairs, there are FIVE WELL-PROPORTIONED BEDROOMS, including a principal suite with its own EN SUITE SHOWER ROOM, as well as a separate FAMILY BATHROOM.

Additional benefits include a 2025 installed gas fired CENTRAL HEATING BOILER, thermostatic radiator valves, cavity wall insulation, 2021 replacement leaded double glazing, fibre broadband connection with Wi-Fi and wired ethernet network, south-facing PRIVATE GARDENS to the rear and an INTEGRAL DOUBLE GARAGE, providing secure parking and further storage options. The outdoor space is designed to make the most of the great outdoors, featuring a LARGE CENTRAL LAWN well stocked borders with mature shrubbery and hedging, flowering plants and fruit trees that add colour and structure throughout the year, ensuring a SECLUDED and PRIVATE SETTING. A full-width patio runs across the rear of the property, offering an ideal area for entertaining guests or enjoying alfresco dining.

- Substantial Detached Family Home
- Garden Village Location Close to NDR & City Centre
- Over 1870 Sq. ft (stms) of Accommodation
- 22' Dual Aspect Sitting Room with Patio Doors
- 20' Kitchen & 11' Dining Room with Potential to Open Plan
- Separate Utility Room & W.C
- Five Bedrooms with an En Suite & Bathroom
- Private Gardens & Integral Double Garage



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

The garden village of Thorpe End is located East of the Cathedral City of Norwich. The village offers a wealth of amenities with a shopping parade, village hall and church. The village is served by regular buses and offers excellent transport links to Norwich and the A47 for access to Great Yarmouth and of course the A11.

SETTING THE SCENE

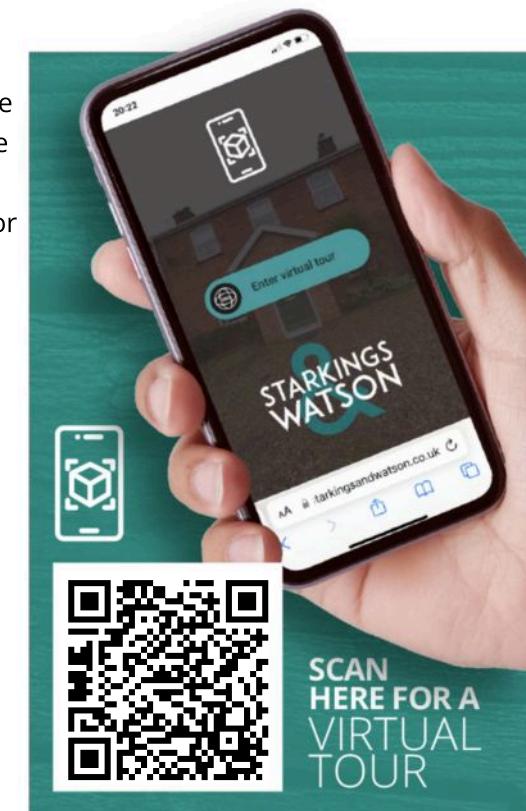
The attractive front garden is enclosed with mature hedging whilst being laid to lawn with flower and shrub borders, and includes a block-paved pathway to the main entrance door. The adjacent brick-weave double driveway offers off road parking for several vehicles, with access to the integral garage and gated rear garden.

THE GRAND TOUR

Stepping inside, the hall entrance offers the ideal meet and greet space with fitted carpet underfoot and stairs rising into the first floor landing, including ample space for coats and shoes, and large built-in storage cupboard under the stairs. The main sitting room sits to your left hand side as you enter, with dual aspect views to front and rear, with siding patio doors opening onto the garden and a feature marble fireplace creating a focal point to the room, wall lights, radiators and with fitted carpet underfoot. Internal glazed double doors open up to the adjacent dining room with garden views, radiator and fitted carpet. A further door taking you back to the hall entrance. The kitchen/breakfast room offers dual aspect south-facing and west-facing views to the side and rear garden, with a u-shaped arrangement of built-in oak wood wall and base storage units. Work surfaces run around the units with a 1.5 bowl sink/drainer and integrated cooking appliances including an inset gas hob and built-in eye level electric double oven with tiled splash-backs and extractor fan. Space is provided for general white goods including a fridge and dishwasher, with ample space for a dining or breakfast table. A further door takes you to the adjacent utility room, built in a similar style and offering further storage units and work surfaces.

Space is provided for general white goods including a fridge freezer, washing machine and tumble dryer with vinyl flooring underfoot. There is also a useful secondary built-in gas double oven, and loft hatch, accessing further storage space. A door leads to the rear garden and an additional patio area with planted trellis leading into the side pathway. From the entrance hall a ground floor W.C can be found with recently refurbished white two piece suite including useful built-in storage under the hand wash basin with tiled splash-backs and a front facing window.

Heading upstairs, the carpeted and L-shaped galleried landing includes a front facing window over the stairs, airing cupboard, loft hatch and doors leading to the five separate bedrooms - all of which are finished with fitted carpet, double glazing and built-in wardrobe storage. The main bedroom sits to the rear of the property and includes a door to a private en-suite shower room which includes extensive storage in the vanity unit under the hand wash basin, with a large walk-in double shower cubicle including a twin head rainfall shower with tiled splash-backs, WC, tiled flooring underfoot, illuminated wall mirror and a heated towel rail. The family bathroom sits adjacent and serves the remaining four bedrooms with a four piece suite including a separate panelled bath, a corner shower cubicle with a twin head rainfall shower and WC. Ample storage can be found in the vanity unit under the hand wash basin and illuminated wall mirror cabinet, with tiled flooring underfoot and a heated towel rail.







THE GREAT OUTDOORS

The south facing rear garden includes a large central lawned space with a full width patio running across the rear of the property - creating the ideal space for entertaining and alfresco dining. Sliding patio doors lead onto the patio from the main sitting room, with a range of storage sheds around the garden and a side pathway which takes you to the garage side door, gated entrance and driveway. A range of mature shrubbery and hedging allows for a secluded and private setting, with established planting, apple and cherry trees and flower beds providing colour and structure throughout the year. The garden also benefits from external security lighting, external power sockets and two taps. The integral garage is accessed via twin electric roller doors to front, as well as a side door, with power and lighting installed.



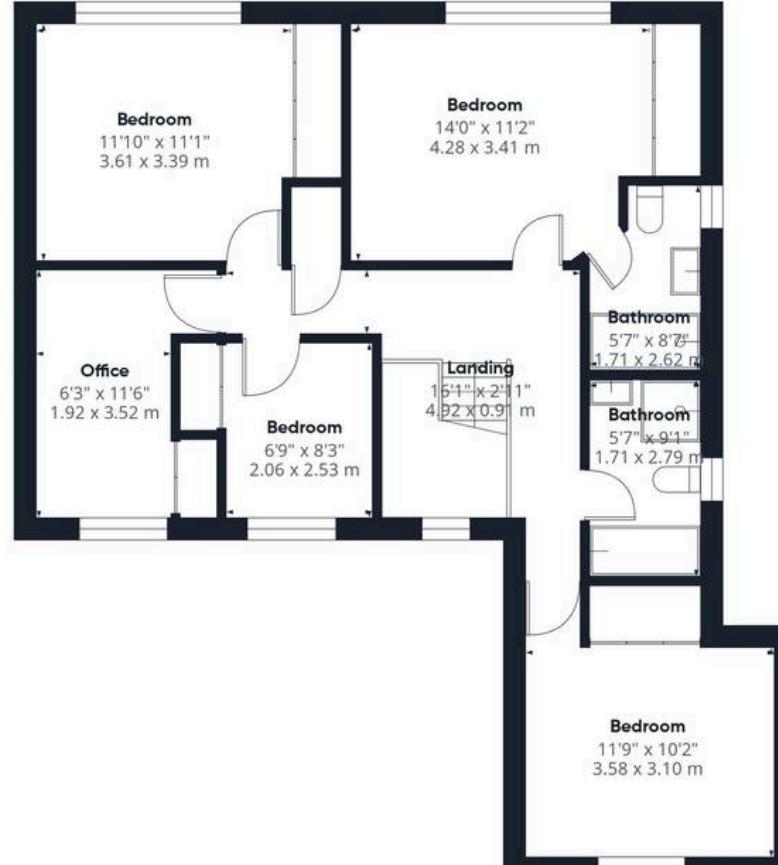
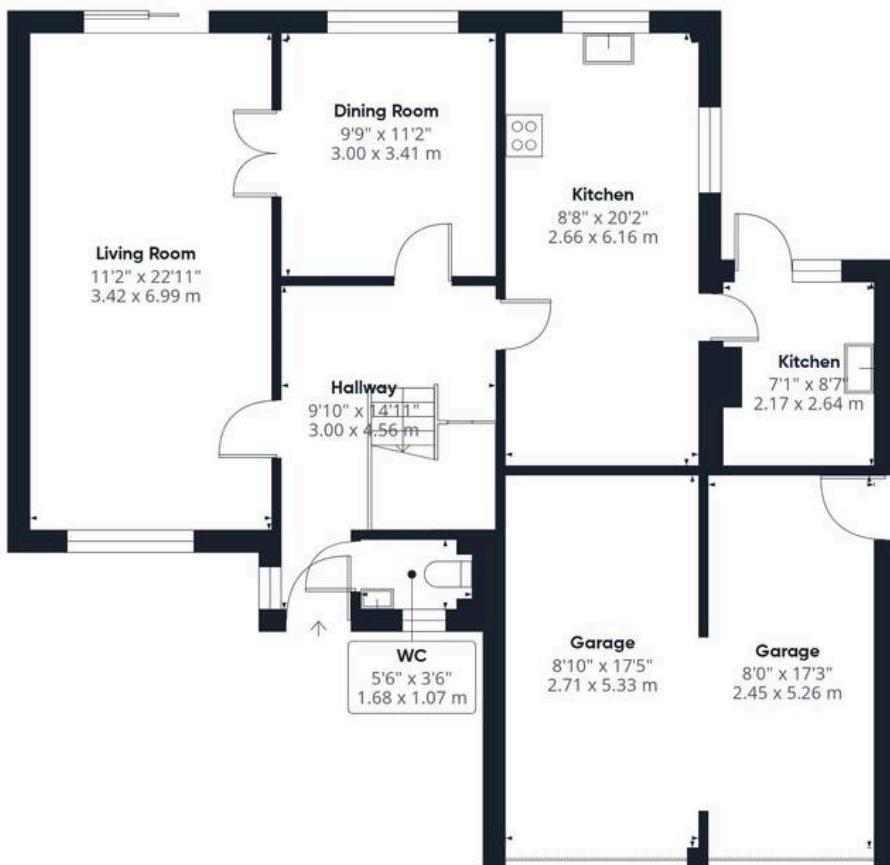
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What3Words : ///lime.useful.sounds

VIRTUAL TOUR

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



Approximate total area⁽¹⁾

1873 ft²
173.9 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.



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.