



Joyce Way, Thorpe St. Andrew - NR7 0ZG



Joyce Way

Thorpe St. Andrew, Norwich

NO CHAIN! Tucked away at the end of a quiet CUL-DE-SAC, this DETACHED TOWNHOUSE boasts in excess of 1,780 Sq. Ft (stms) of accommodation including SIX BEDROOMS with THREE ENSUITE SHOWER ROOMS and a FAMILY BATHROOM, the perfect home for a growing family. Step inside to the HALLWAY ENTRANCE with doors opening the homes main reception spaces including the 21' open plan KITCHEN and DINING ROOM, enjoying a generous DUAL ASPECT. Across the hall, the 15' SITTING ROOM boasts FRENCH DOORS opening onto the garden, with the versatile STUDY can be found adjacent. Heading upstairs, doors open to FOUR BEDROOMS, two of which offering ENSUITE SHOWER ROOMS and the remaining rooms serviced by a FAMILY BATHROOM. Ascending to the second floor, doors give way to two further double rooms including the MAIN BEDROOM, offering a further ENSUITE SHOWER ROOM. Heading outside, DRIVEWAY PARKING is available for multiple vehicles, leading to the GARAGE and separate STORAGE ROOM. The rear GARDEN is PRIVATE and FULLY ENCLOSED enjoying a TREE-LINED REAR ASPECT.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Detached Townhouse
- Quiet End Of Cul-De-Sac Setting
- In Excess Of 1,780 Sq. Ft (stms) Of Accommodation
- Six Bedrooms Over Two Floors
- Three Ensuite Shower Rooms & Family Bathroom
- Driveway Parking & Garage
- Private & Enclosed Rear Garden

The property is located within the popular suburb of Thorpe St Andrew which is to the east side of Norwich and offers a variety of local amenities, including shops, schools, doctors and dentist surgeries. A regular bus services runs into the city centre and Norwich train station provides daily services to London and Cambridge.



SETTING THE SCENE

The property can be found tucked away at the end of this quiet cul-de-sac, driveway parking extends from the front round to the side of the property leading to the garage. The frontage offers low maintenance, laid to shingle and bisected with a flagstone pathway leading up a handful of shallow steps to the main entrance at the front of the property.

THE GRAND TOUR

Stepping inside, the spacious hallway features doors opening to all ground floor accommodation and offers ample space for storing coats and shoes. Tiled flooring runs underfoot and continues into the 21' open plan kitchen and dining room. This room is flooded with natural light, enjoying a triple aspect, whilst the kitchen itself includes a range of wall and base storage units with worktops wrapping around providing plenty of space for food preparation. Space is available for a 'range' style cooker with a fitted extractor overhead, alongside under counter space for a washing machine and an integrated dishwasher. Opposite, plenty of room is available for formal dining, with a door leading out to the side of the property. Adjacent, the spacious sitting room features hard flooring and useful integrated storage to the corner, allowing for a variety of soft furnishing layouts. The room enjoys plenty of natural light, with French doors opening directly into the garden. Completing the ground floor is a useful study, offering continued hard flooring and a front facing aspect through uPVC double glazed windows, this versatile space would also make an ideal snug or home office.

Ascending to the carpeted first floor landing, doors lead to four well proportioned bedrooms. The two larger rooms both include carpeted flooring, integrated wardrobes, and private en-suite shower rooms with glass enclosed cubicles.

The two remaining rooms on this floor are currently utilised as home office spaces or would serve as ideal single bedrooms, all serviced by the three piece family bathroom which includes a shower over the bath with a glass splashback.

The second floor landing leads to two further bedrooms. The first features part-vaulted ceilings, a Velux window, and carpeted flooring, with ample space for a large double bed or use as an additional reception room. Completing the accommodation is the main bedroom suite, which offers a dual aspect, integrated wardrobes, and its own private en-suite shower room. The en-suite is finished with tiled flooring, a glass-enclosed shower cubicle, a wall mounted heated towel rail, and vanity storage.

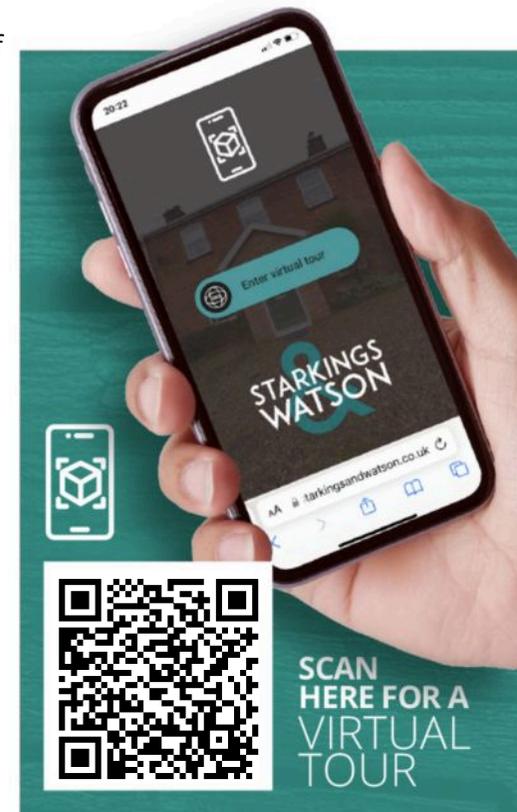
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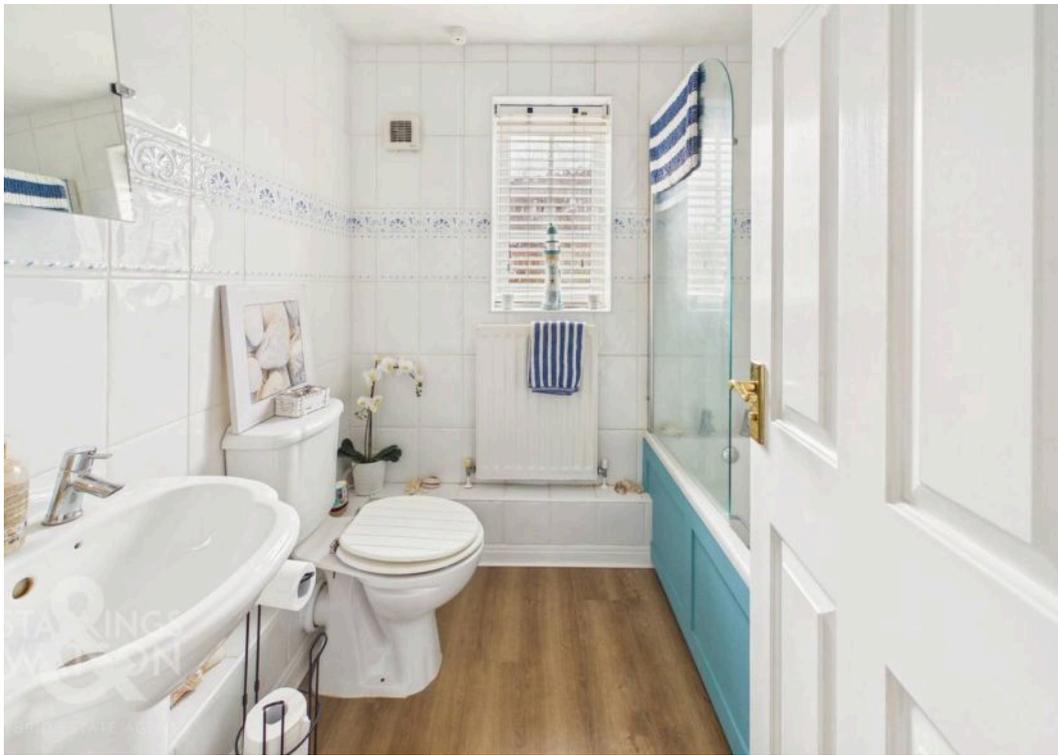
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What3Words : ///bottle.torn.owners

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and initially offers a substantial flagstone patio, ideal for outdoor furniture to enjoy the summer months. A pathway extends to the side of the property, where a pedestrian door opens to a useful storage room which can be used as both a gym or home office, located behind the garage. The space enjoys the added benefit of an outside tap and external power points. The remainder of the garden is predominantly laid to lawn, with established plantings and shrubs bordering the rear boundary.

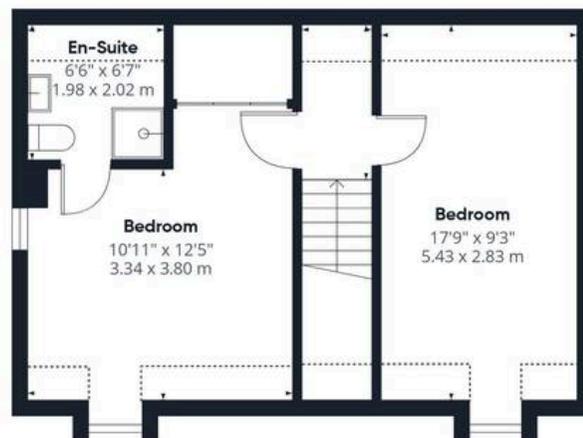




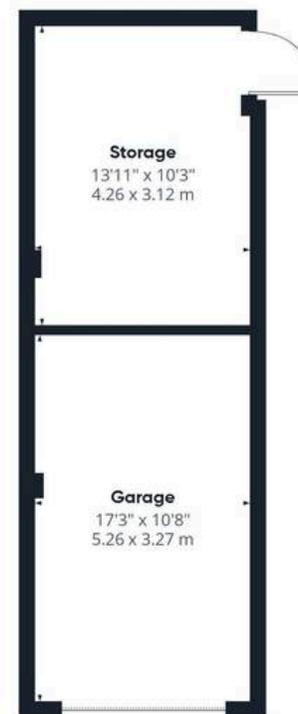
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1785 ft²
165.8 m²

Reduced headroom

57 ft²
5.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

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