



7 Holmwood Rise, Thorpe St Andrew

GUIDE £650,000



7 Holmwood Rise, Thorpe St Andrew, Norwich, Norfolk, NR7 0HJ



A beautifully situated four bedroom detached family home with an adjoining one bedroom annexe in an elevated position only around 1 mile from Norwich railway station.

DESCRIPTION

The property was built in 1983 and offers well proportioned accommodation on two floors including a reception hall, a large lounge with double glazed sliding patio doors leading out to a southerly facing patio and the garden, dining room and snug, kitchen, utility room and a ground floor shower room. On the first floor is a master bedroom with a walk-in wardrobe and an en-suite bathroom, three further bedrooms and a family bathroom.

The property has the benefit of gas central heating, a burglar alarm system and double glazed windows.

The annexe is linked to the house by an entrance lobby and has a lounge, kitchen, bedroom and an en-suite cloakroom.

This annexe was converted from what was the original double garage and a new double garage was built to the side of the property at the end of the driveway which provides ample parking.

Holmwood Rise is a cul-de-sac and no. 7 enjoys a prime position at the top of the hill.

A secure gate to the rear of the garage provides direct access to Woodrow Pilling Park and Lion Wood which is popular with dog walkers.

LOCATION

The property is conveniently located to the east of the city in a conservation area with easy access to Norwich Rail Station which is around 1 mile away and only around 1.5 miles from the city centre.

DIRECTIONS

Leave Norwich via Prince of Wales Road and continue over the traffic lights by the railway station into Thorpe Road. Proceed along Thorpe Road, passing Cotman Road, Heathside Road and Telegraph Lane East and Stanley Avenue on the left and turn left at the traffic lights into Harvey Lane. Proceed up Harvey Lane and take the second turning on the left into Holmwood Rise. Follow the road up to the top and the driveway leading up to number 7 will be found on the left hand side.

ACCOMMODATION

On the Ground Floor:-

ENTRANCE LOBBY 2.97m x 2.41m (9'9" x 7'11").

Entrance door with glazed panels and full length windows either side. Quarry tile floor. Full length double glazed windows either side of double glazed doors to a paved patio and the garden.



ENTRANCE HALL 4.59m x 2.94m (15'1" x 9'8") plus recess. Radiator. Thermostat control for heating. Open tread carpeted staircase to first floor landing. Telephone point. Coved and textured ceiling. Full length double glazed windows to the rear garden.



LOUNGE 8.10m x 3.96m (26'7" x 13'). Three radiators. Fireplace with decorative wood surround and marble inset and hearth. Two television points. Double glazed windows to side and rear aspects. Double glazed sliding patio door to the southerly facing paved patio and garden.



SNUG 3.07m x 2.43m (10'1" x 8'). Radiator. Television and telephone points. Coved and textured ceiling. Double glazed window to front aspect.



fridge/freezer. Dishwasher. Towel radiator. Extractor. Coved and textured ceiling. Double glazed window to rear aspect.

UTILITY ROOM 2.33m x 1.77m (7'8" x 5'10"). Worktop with cupboards and drawers below and an inset sink with mixer tap. Tiled splashback. Matching wall cupboards utility space below work surface with plumbing for washing machine. Built-in shelved pantry cupboard. Radiator. Coved and textured ceiling. Double glazed window to rear aspect. Door with double glazed panel to rear.

SHOWER ROOM 1.67m x 1.57m (5'6" x 5'2"). Tiled corner shower cubicle with a mixer shower, white WC and suspended hand wash basin. Radiator. Coved and textured ceiling. Double glazed window to front aspect.

On the First Floor:-

LANDING Radiator. Built-in airing cupboard with a wall mounted gas fired boiler and hot water cylinder with immersion heater. Coved and textured ceiling with loft access hatch and an aluminium extending loft ladder. Double glazed window to front aspect.



BEDROOM 1 5.28m x 3.96m (17'4" x 13') plus 1.75m x 0.94m (5'9" x 3'1"). Two radiators. Television point. Window seat with storage. Coved and textured ceiling. Double glazed windows to front and side aspects. Walk-in wardrobe (5'8" x 4'4") with light, shelves and hanging rail.



DINING AREA 3.02m x 2.99m (9'11" x 9'10") plus recess. Radiator. Coved and textured ceiling. Double glazed window to side aspect.

KITCHEN 3.81m x 2.97m (12'6" x 9'9"). Worktops with cupboards and drawers below and an inset 1½ bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards with concealed lighting below. Space for electric cooker. Integrated Neff dishwasher. Space for



EN-SUITE BATHROOM 2.54m x 1.72m (8'4" x 5'8"). White suite comprising panelled bath, pedestal wash basin and WC. Part tiled walls. Shaver point. Radiator. Coved and textured ceiling. Double glazed window to rear.



BEDROOM 2 4.01m x 2.99m (13'2" x 9'10"). Radiator. Built-in double wardrobe with cupboard above. Television point. Coved and textured ceiling. Double glazed window to side aspect.

BEDROOM 3 3.96m x 2.99m (13' x 9'10"). Radiator. Built-in double wardrobe with cupboard above. Television point. Coved and textured ceiling. Double glazed window to rear aspect.

BEDROOM 4 2.94m x 2.43m (9'8" x 8'). Radiator. Telephone point. Coved and textured ceiling. Double glazed window to front aspect.

Coved and textured ceiling. Double glazed window to front aspect.

ANNEXE

LOUNGE 5.99m x 2.56m (19'8" x 8'5"). Entrance door with glazed panel. Two radiators. Television and telephone points. Coved and textured ceiling. Double glazed window to front aspect.

KITCHEN 2.81m x 1.93m (9'3" x 6'4"). Worktops with cupboards and drawers below and an inset 1½ bowl sink with mixer tap. Tiled splashback. Matching wall cupboards and tall cupboard. Space for refrigerator. Electric cooker point. Towel radiator. Coved and textured ceiling. Double glazed window to side aspect.

BEDROOM 2.81m x 2.94m (9'3" x 9'8") plus recess. Radiator. Two fitted double wardrobes. Television point. Coved and textured ceiling with loft access hatch. Double glazed window to front aspect.

EN-SUITE CLOAKROOM 1.88m x 0.88m (6'2" x 2'11"). Matching WC and wash basin with tiled splashback and cupboard below. Extractor. Coved and textured ceiling.

OUTSIDE

A private driveway leads up to the side of the property where it widens to provide ample parking and there is a detached double garage with twin up and over doors, light and power, overhead storage space, window and door to side.



The garden is southerly facing and laid predominantly to lawn extending round to the side of the property with established borders and a paved patio area. The area to the rear of the property is enclosed and paved with a raised flower bed.

AGENT'S NOTE: The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

These Particulars were prepared in October 2016.
Ref: NRS5984

Energy Performance Certificate

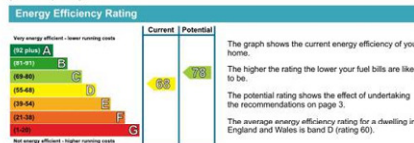
7, Holmwood Rise, NORWICH, NR7 0HJ
 Dwelling type: Detached house
 Date of assessment: 28 February 2014
 Date of certificate: 28 February 2014
 Reference number: 8384-7322-2910-0088-0926
 Type of assessment: RUSAP existing dwelling
 Total floor area: 213 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,596
Over 3 years you could save	£ 702

	Current costs	Potential costs	Potential future savings
Lighting	£ 387 over 3 years	£ 291 over 3 years	
Heating	£ 3,840 over 3 years	£ 3,234 over 3 years	
Hot Water	£ 369 over 3 years	£ 369 over 3 years	
Totals	£ 4,596	£ 3,894	You could save £ 702 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



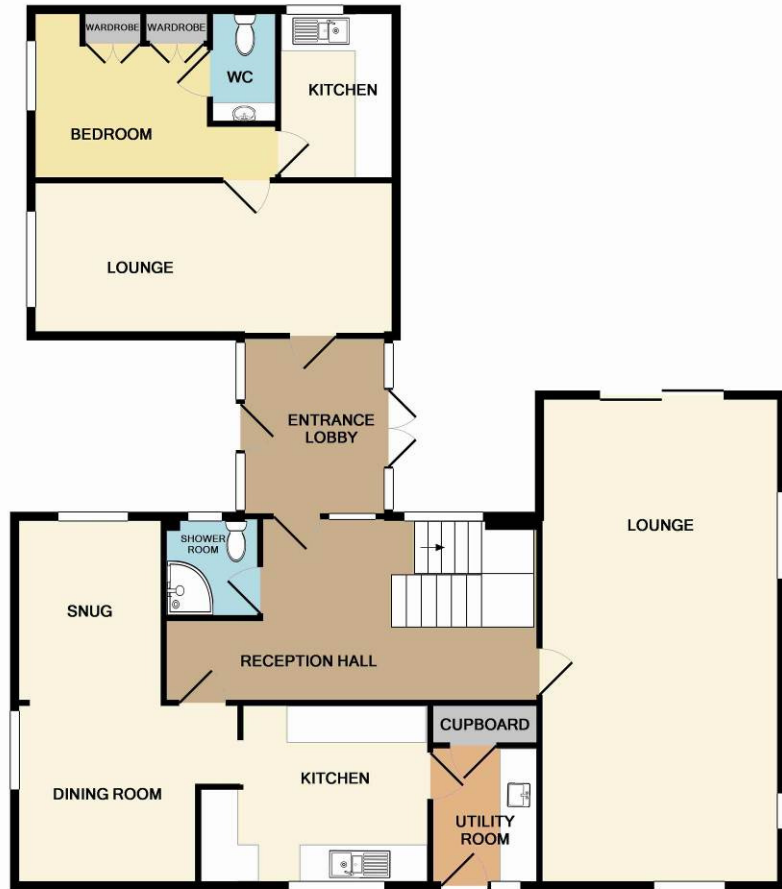
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 114	✓
2 Floor insulation	£800 - £1,200	£ 378	✓
3 Low energy lighting for all fixed outlets	£35	£ 81	

See page 3 for a full list of recommendations for this property.
 £3.95 per kWh exceeds the recommended maximum and please inform you could take steps to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

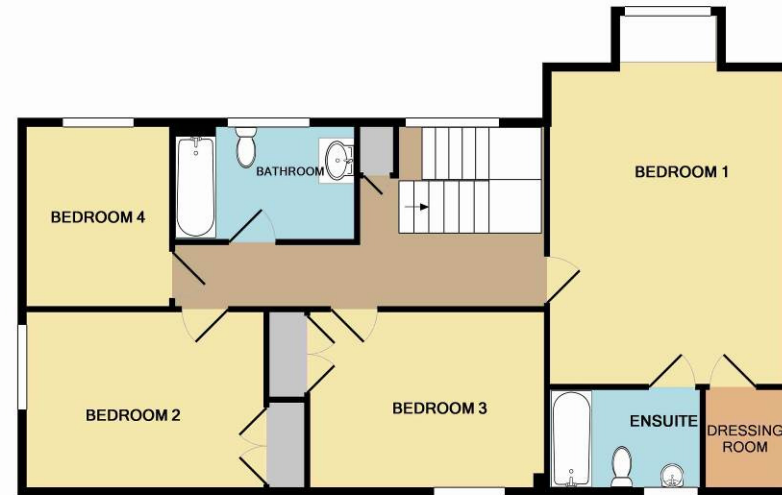


FAMILY BATHROOM White suite comprising panelled bath with tiled surround and mixer tap with shower attachment, wash basin with mixer tap, WC. Radiator. Shaver point.





GROUND FLOOR
APPROX. FLOOR
AREA 1332 SQ.FT.
(123.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 879 SQ.FT.
(81.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2211 SQ.FT. (205.4 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. 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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