



5 WEST WING, ST ANDREWS PARK, NORWICH

Guide Price £415,000

5 WEST WING

ST ANDREWS PARK, THORPE ST ANDREW, NORWICH
NORFOLK NR7 0GU

A Grade II Listed three bedroom Terraced Residence forming part of the prestigious St Andrews Park development and set in communal grounds.

DESCRIPTION

5 West Wing is part of the former St Andrews Hospital which was converted to provide comfortable homes with features including high ceilings and sash windows. The property offers well-presented accommodation on two floors and benefits from gas central heating and there are two allocated parking spaces.

LOCATION

St Andrews Park is conveniently located to the east of the city in the popular suburb of Thorpe St Andrew with easy access to the A47 Norwich southern bypass. There is also a regular bus service nearby on Yarmouth Road into Norwich city centre. Amenities in the area include local shops and a Sainsbury's store, all levels of schools, riverside public houses and restaurants along Yarmouth Road, health and leisure centres, doctors and dentist surgeries and a veterinary practice. Norwich railway station can also be found to the east of Norwich city centre.

DIRECTIONS

Leave Norwich via Prince of Wales Road and proceed over the traffic lights by Norwich railway station into Thorpe Road. Remain on Thorpe Road to the traffic lights at the junction with Harvey Lane and proceed over into Yarmouth Road. Continue along Yarmouth Road and proceed over the traffic lights at the junction with Thunder Lane, remaining on Yarmouth Road. Proceed to the mini roundabout and take the second exit towards the A47, remaining on Yarmouth Road. At the next mini roundabout, turn right into the St Andrews Park development, following the road round to the right and the property will be found on the left hand side.

ACCOMMODATION

On the ground floor:-

ENTRANCE HALL

Entrance doors with glazed panels and decorative fanlight above. Tiled floor. Concealed radiator. Dado rail. Built-in-cloaks/storage cupboard. Staircase to first floor landing. Coving. Cloakroom. White WC. Suspended hand wash basin with tiled splashback. Radiator. Extractor.

LIVING/DINING ROOM

Three radiators. Period style pewter fireplace with an inset coal effect living plain gas fire, marble hearth and decorative oak surround. Fitted book/display shelves. Decorative corning. Windows to front, side and rear aspects.

KITCHEN/BREAKFAST ROOM

Worktops with cupboards and drawers below and an inset stainless steel one and a half bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards with concealed lighting below. Open corner display shelves. Built-in fan assisted oven and grill. Inset four ring stainless steel gas hob with a stainless steel extractor above. Integrated dishwasher and washer/dryer. Radiator. Two sash windows to front aspect.

FIRST FLOOR

LANDING

Radiator. Dado rail. Built in cupboard with a gas fired boiler. Built-in airing cupboard with hot water cylinder. Coving. Loft access hatch. Roof light.

BEDROOM 1

Two radiators. Built-in double wardrobe. Television point. Coving. Two sash windows to front aspect.

EN-SUITE SHOWER ROOM

Corner shower cubicle with an electric shower unit. White pedestal wash basin. WC. Radiator. Shaver point. Extractor. Sash window to front aspect.

BEDROOM 2

Two radiators. Built-in double wardrobe. Coving. Arched sash windows to front and side aspects.

BEDROOM 3

Two radiators. Television point. Coving. Sash windows to side and rear aspects.

BATHROOM

White suite comprising panelled bath with tiled surround and mixer tap with shower attachment. Pedestal wash basin with tiled splashback. WC. Radiator. Light and shaver point. Extractor. Sash windows to front and side aspect.

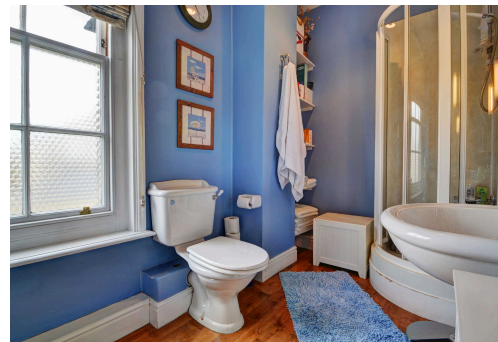
OUTSIDE

There are two allocated parking spaces in the communal car park which is only a short distance from the property. There are lawn communal gardens around the development and a children's play area.

SERVICE CHARGE

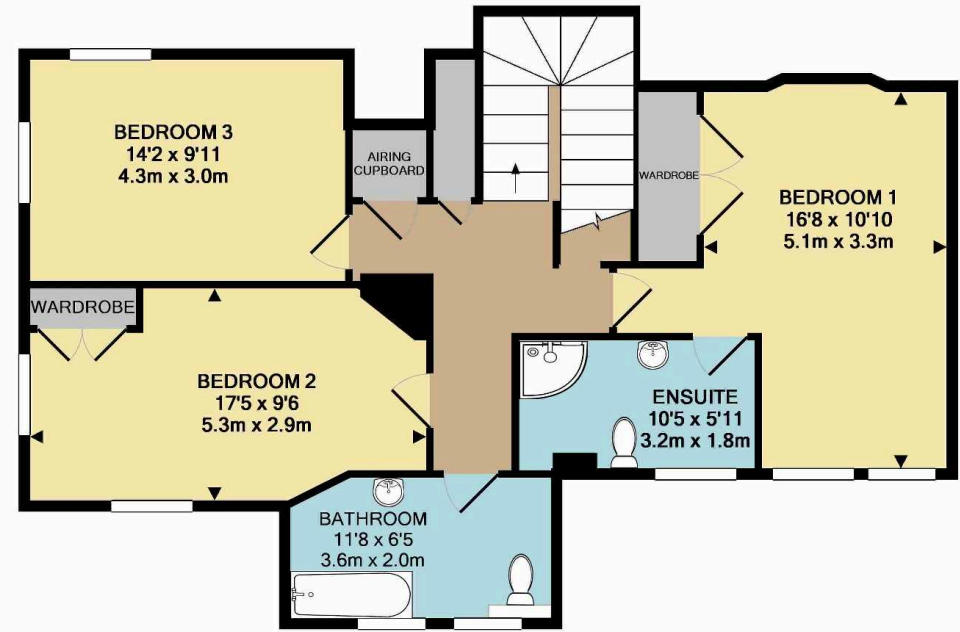
Details of the service charge is available on request.







GROUND FLOOR



1ST FLOOR

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.

These Particulars were prepared in April 2017. Ref: NRS6096

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