Hallgate, Thorpe End, Norwich
Guide Price £450,000 Freehold
Energy Efficiency Rating : 69

- Detached House
- Family Sized Accommodation
- Unrivalled Private Position
- Garden Village of Thorpe End
- Open Plan and Cosy Rooms
- Four Bedrooms & En Suite to Master
- Off Road Parking
- Garage & Gardens

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
TUCKED AWAY in HALLGATE, this DETACHED HOME occupies a position with UNRIVALLED PRIVACY from the rest of the DEVELOPMENT, with gardens that are surrounded by MATURE FOLIAGE. The main accommodation is FAMILY SIZED with FOUR DOUBLE BEDROOMS and the MASTER with a VANITY AREA and EN SUITE SHOWER ROOM, as well as the FAMILY BATHROOM. To the ground floor, there is a mix of OPEN PLAN SPACES and COSY ROOMS including the SITTING ROOM with FEATURE FIREPLACE, dining room with ample space for a table and sideboard, CONSERVATORY which overlooks the rear garden, KITCHEN/BREAKFAST ROOM with INTEGRATED APPLIANCES, and finally the CLOAKROOM. The aforementioned gardens are LAID TO LAWN with a PATIO AREA and GATED ACCESS to the front garden, with a personnel door to the SINGLE GARAGE featuring an ELECTRIC DOOR.

LOCATION
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.

DIRECTIONS
You may wish to use your Sat-Nav (NR13 5DQ), but to help you...Leave Norwich via Ketts Hill and continue along Plumstead Road and over the Ring Road onto Plumstead Road East. Proceed through Thorpe St Andrew and into Thorpe End. Turn left onto Broadland Drive, right onto Padgate and then a final left onto Hallgate. Follow the road to the right, where the property can be found tucked away on the right hand side.

The property is set back from the main close of Hallgate with a hard standing approach and brick-weave driveway providing access to the garage and main property.

Composite entrance door to:

ENTRANCE HALL
Wood effect flooring, cloak and boot storage space, arched opening to inner hall, coved ceiling, door to:

CLOAKROOM
Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs, wood effect flooring, heated towel rail, uPVC obscure double glazed window to front, coved ceiling.

INNER HALL
Wood effect flooring, radiator, stairs to first floor landing with glass balustrade and built-in under stairs storage cupboard, coved ceiling, doors to:
SITTING ROOM
21' x 11' 8" (6.4m x 3.56m) Feature cast iron open fire with marble hearth and timber surround, fitted carpet, television point, uPVC double glazed window to front, coved ceiling, double doors to:

DINING ROOM
12' x 11' 8" (3.66m x 3.56m) Fitted carpet, radiator, door to kitchen, coved ceiling, uPVC double glazed sliding patio doors to:

CONSERVATORY
13' 3" x 12' 4" (4.04m x 3.76m) Of brick and uPVC construction with uPVC double glazed windows to side and rear, uPVC double glazed French doors to rear garden, wood effect flooring, self-cleaning glass roof with ceiling fan.

KITCHEN/BREAKFAST ROOM
17' 6" x 13' 6" Max. (5.33m x 4.11m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset gas hob with extractor fan, built-in eye level double oven and separate microwave oven, vinyl flooring, built-in breakfast bar, integrated dishwasher, space for washing machine and fridge freezer, radiator, door to entrance hall, uPVC double glazed window to rear, uPVC obscure double glazed door to side, recessed spotlighting.

STAIRS TO FIRST FLOOR LANDING
Fitted carpet, built-in airing cupboard housing the hot water cylinder and shelving, loft access hatch, doors to:

DOUBLE BEDROOM
13' 8" x 8' 6" (4.17m x 2.59m) Wood effect flooring, radiator, uPVC double glazed window to front.

DOUBLE BEDROOM
11' 5" x 7' 7" (3.48m x 2.31m) Wood effect flooring, radiator, uPVC double glazed window to rear.

FAMILY BATHROOM
Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, thermostatically controlled rainfall shower and glazed screen, tiled splash backs and flooring, heated towel rail, uPVC obscure double glazed window to rear.

DOUBLE BEDROOM
13' 5" x 9' 10" (4.09m x 3m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe with sliding mirrored doors.
MASTER SUITE

VANITY AREA
6’ 4” x 6’ 3” (1.93m x 1.91m) With space for a vanity unit this area comprises fitted carpet, arched opening to the master bedroom, door to:

EN SUITE SHOWER ROOM
Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, tiled splash backs, vinyl flooring, heated towel rail, uPVC obscure double glazed window to front.

MASTER BEDROOM
15’ 1” x 11’ 9” (4.6m x 3.58m) Fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe with mirrored sliding doors.

OUTSIDE REAR
Leaving the property via the conservatory French doors there is a secluded rear garden enclosed by high level hedging and timber panel fencing - creating a private garden which is ideal for entertaining. There is a patio and hard standing footpath that runs to the front of the property, with a central lawn and ample space for a green-fingered buyer to add plants, trees and shrubbery.

GARAGE
19’ x 7’ 11” (5.79m x 2.41m) Electric up and over door to front, door to side, power and lighting.
Awaiting EPC Rating

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

Ground Floor
Approximate Floor Area
713 sq. ft

First Floor
Approximate Floor Area
774 sq. ft

Approx. Gross Internal Floor Area 1487 sq. ft

Energy Efficiency Rating

Environmental Impact (CO2) Rating

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