



## 49 St. Williams Way

Thorpe St Andrew, Norwich, NR7 0AH

Offers in excess of £315,000



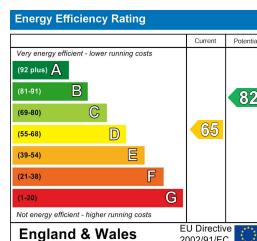
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Beautifully Renovated By The Current Owners
- Two Bedroom Semi-Detached Bungalow With Study/Play Room
- Upgraded Wren Kitchen/Diner By Current Owners
- Stylish Shower Room Upgraded By Current Owners With Skylight And Rear French Doors
- Large Sitting Room
- Generous Landscaped Rear Garden With Lawn Space, Mature Hedging, Paving, Gravel And Storage Sheds (All With Power Connected)
- Walking Distance To Local Amenities And Excellent Transport Links
- Shingle Driveway For Several Vehicles

Situated in a prime location close to a wide range of local amenities, this meticulously presented semi-detached bungalow has been renovated throughout by the current owners to an exceptional standard. Seamlessly blending contemporary style with everyday practicality, this impressive home must be viewed to be fully appreciated.

The property is entered via a welcoming entrance hall which immediately sets the tone for the quality found throughout. To the left is a stunning, modern shower room finished to a high specification, while to the right is a spacious and comfortable living room. From here, the accommodation flows through to the true highlight of the home, a contemporary Wren kitchen and dining room. Fitted with high-quality wall and base units, stylish worktops and a range of integrated appliances, this space is flooded with natural light thanks to a skylight and French doors which open directly onto the rear garden.

The bungalow offers two well-proportioned bedrooms, both tastefully presented, along with a third smaller room which provides a versatile space and would make an ideal home office or playroom.

Externally, the property continues to impress; complimented by a pale shingle driveway providing off-road parking for several vehicles. The rear garden is excellently sized and fully enclosed, offering a combination of lawn, a paved patio area, a shed for storage and a shingled section to the rear. Mature hedging surrounds the garden, providing a good degree of privacy.



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