

Ben Allman
Estate & Letting Agents



3 Hillside Avenue

Thorpe St Andrew, Norwich, NR7 0QN

Guide price £425,000



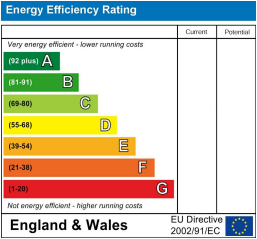
Floor Plan



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.

- Vendor Has Found
- Extended 1920's Semi-Detached House
- First Floor Shower Room And Ground Floor Bathroom
- Three Double Bedrooms Off-Landing
- Bay-Fronted Sitting Room/Dining Room
- Further Reception Room With Skylight And French Doors To Rear Garden
- Large Gravel Driveway For Several Vehicles And Enclosed Rear Garden With Storage Shed
- Highly Desirable Location
- Gas Central Heating And uPVC Windows
- EPC Rating - Awaited Throughout



A charming 1920s semi-detached home set within a highly desirable location, offering character, generous living space and a wonderful sense of history, having had only two owners since it was built around a century ago. The current owner has lovingly cared for the property for over 30 years, maintaining its period appeal while thoughtfully enhancing the living accommodation.

The property is approached via a large gravel driveway providing ample off-road parking for several vehicles. Stepping inside, the welcoming entrance hall leads through to a bright bay-fronted sitting room which opens into the dining area. French doors lead through to a further reception room overlooking the garden, currently used as a bar area. This room forms part of a tasteful extension completed in 2016 and benefits from a skylight which provides further natural light. The ground floor also offers a well-appointed kitchen, a practical utility room and a bathroom.

Upstairs, the first floor landing leads to three comfortable double bedrooms, with the first and third bedrooms featuring built-in wardrobes. A shower room serves the first floor accommodation. Above the landing is access to a loft space via a drop-down ladder; the loft has been boarded, insulated and fitted with lighting.

Outside, the property enjoys a private and enclosed rear garden which is mainly laid to lawn. A storage shed provides further practicality.



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