

Ben Allman
Estate & Letting Agents



3 Hillside Avenue

Thorpe St Andrew, Norwich, NR7 0QN

Guide price £425,000



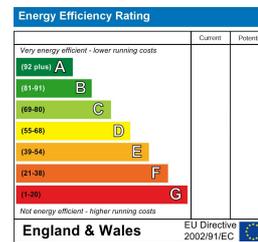
Floor Plan



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 - Awaiting



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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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