



## Thorpe Hall Close, Norwich

**£450,000**

**Freehold**

This three bedroom three storey townhouse is situated on Thorpe Hall Close in the ver popular Thorpe St Andrew. With benefits including it's own access to the river and an integral garage with off street parking this house will make a beautiful home. The accommodation comprises kitchen/dining room, downstairs WC, spacious lounge with balcony to front/rear, three bedrooms with ensuite to the master and family bathroom. The location offers access to local amenities, has stunning views of the river and is just outside Norwich City centre. **CALL US NOW FOR MORE INFORMATION.**

- Three Storey Townhouse
- Sought After Location
- Garage with Off Street
- Three Bedrooms
- Comes with Own Access to the River
- Front and Rear Balcony



### Entrance Hall

Tiled flooring, underfloor heating, stairs to first floor, electrical sockets, alarm panel.

### Downstairs WC

Tiled flooring, low level WC, hand wash basin, heated towel rail, uPVC double glazed window with frosted glass.

### Kitchen/Dining Room 26' 2" x 18' 0" (7.98m max x 5.49m max)

High spec fitted kitchen, four stainless steel ovens, stainless steel induction hob on kitchen island, stainless steel adjustable extractor fan, recess for dishwasher and american style fridge freezer, tiled flooring, uPVC double glazed bi-folding doors, storage cupboard.

### Lounge 18' 0" x 24' 9" (5.49m max x 7.54m max)

uPVC double glazed sliding door leading to large rear balcony with stunning views, uPVC double glazed sliding door leading to front balcony, uPVC double glazed windows, coving, electrical sockets, radiators.

### Bedroom 3 8' 9" x 8' 9" (2.66m x 2.67m)

uPVC double glazed window, radiator, electrical sockets.

### Bedroom 1 10' 8" x 12' 1" (3.24m x 3.68m)

uPVC double glazed window, radiator, electrical sockets, built in wardrobes, en-suite shower room.

### Bedroom 2 9' 4" x 10' 10" (2.85m x 3.31m)

uPVC double glazed window, radiator, electrical sockets, built in wardrobes.

### Bathroom

Two velux windows, low level WC, bidet, hand wash basin, bath, radiator, tiled floor and walls.

### Garage 8' 8" x 16' 4" (2.63m x 4.99m)

Integral single garage with access to property, electric door.

### Outside

Front - Shingled drive with parking for multiple vehicles. Rear - Patio area, lawned garden leading to timber gate with access to River

