



38 Broom Avenue, Thorpe St. Andrew

£350,000 Freehold

This well-presented three-bedroom extended semi-detached house is located on a quiet road in the popular suburb of Thorpe St Andrew, close to local amenities. The property features a modern fitted kitchen with underfloor heating, a spacious lounge, a separate dining room, a utility room, and a ground-floor WC. Upstairs, there are three bedrooms and a modern family bathroom. Outside, you will find a large, secluded rear garden and a brick-weave driveway provides parking for several cars. Book your viewing today.

Location

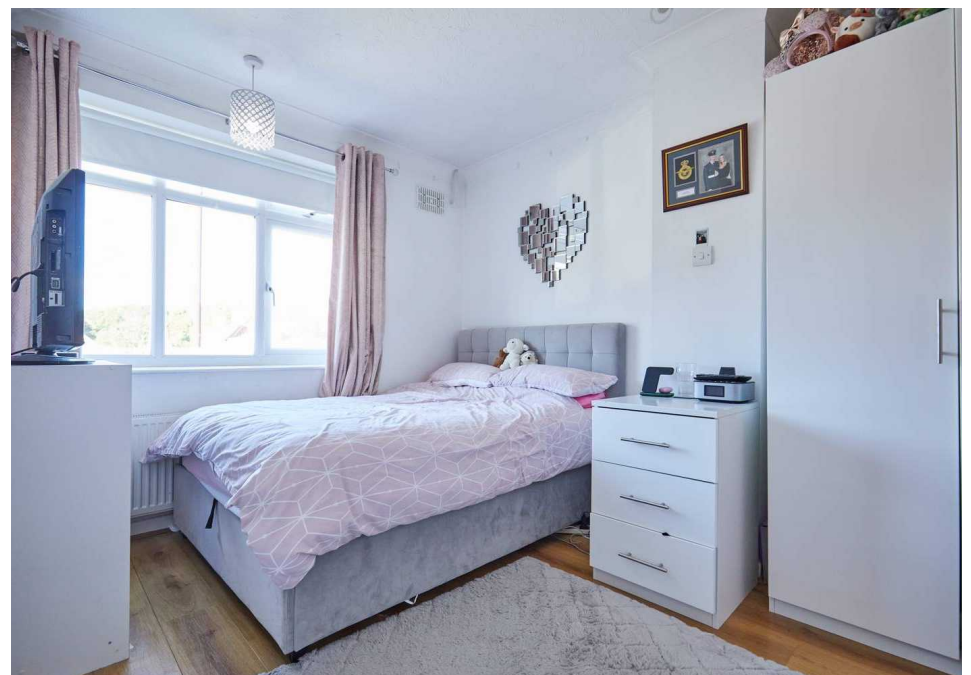
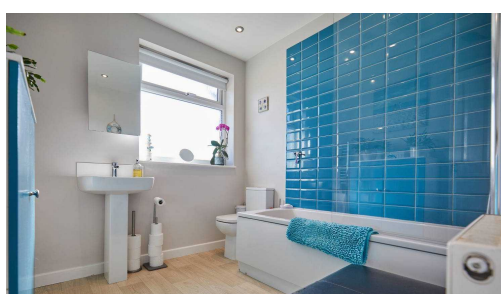
Broom Avenue, located in the suburb of Thorpe St Andrew, is a well-regarded residential area just to the east of Norwich. This quiet, family-friendly neighbourhood offers convenient access to a range of local amenities, including schools, supermarkets, and healthcare facilities, all within a short distance. The area is well-served by public transport, with regular bus routes providing quick and easy access to Norwich city centre, just three miles away. Thorpe St Andrew also benefits from proximity to scenic green spaces, including the River Yare and Whitlingham Country Park, which offer outdoor leisure opportunities. The nearby A47 provides good road connections to surrounding areas and beyond.



Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - C



Broom Avenue, Thorpe St. Andrew

This lovely family home offers spacious and well-designed living accommodations, starting with an inviting entrance hall that leads to the lounge, dining room, and WC. The lounge is bright and cosy, featuring a bay window and a charming fireplace, while the separate dining room offers ample space for entertaining.

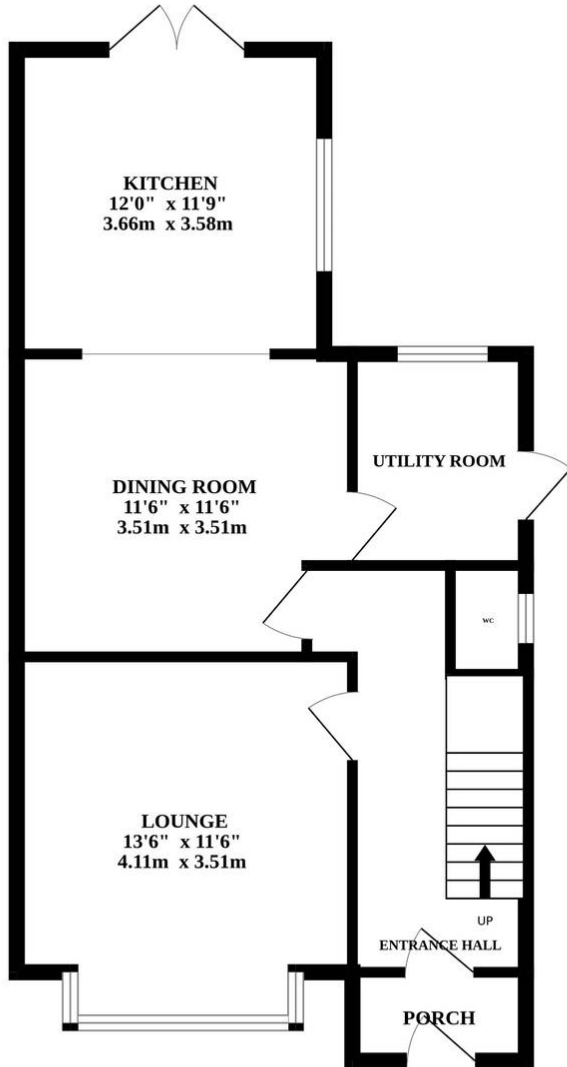
The recently fitted modern kitchen is a standout feature of the home, designed with both style and functionality in mind. It includes a sleek range of wall and base units with a contemporary finish, offering plenty of storage and workspace. The kitchen is equipped with high-end appliances. Natural light floods the space through double patio doors that open directly onto the outdoor patio area, creating a seamless flow between indoor and outdoor living. The adjoining utility room adds further convenience with additional storage and access to the garden.

Upstairs, the property offers three well-proportioned bedrooms ensuring ample accommodation for residents and guests alike. The main bedroom overlooks the rear garden and includes built-in wardrobes, while the second bedroom enjoys a front aspect. The third bedroom also faces the front of the property. The family bathroom is modern and stylish, with a bath and overhead shower, complementing the contemporary feel of the home.

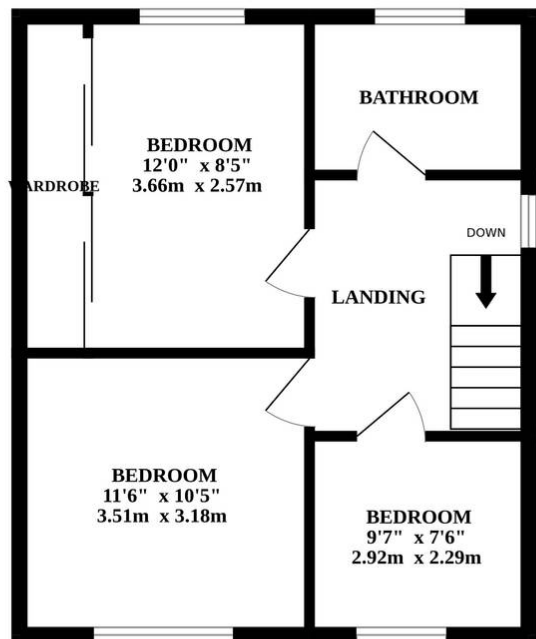
Outside, the beautifully maintained rear garden features a lawn, mature shrubs, trees, a paved patio, and a greenhouse. A versatile home office or gym is located at the rear of the garden, perfect for working from home or hobbies. The front of the property benefits from a brick-weave driveway with space for several cars and a neat shrub border.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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