



39 Spinney Road, Thorpe St. Andrew

Offers in Region of £310,000

39 Spinney Road

Thorpe St. Andrew, Norwich

Located in a highly desirable location that offers village living whilst still being close to the city centre, this stunning 3-bedroom semi-detached house offers modern convenience and comfort. Situated within a sought-after catchment area for renowned schools, with a newly renovated interior, the property offers a delightful family home.

Location

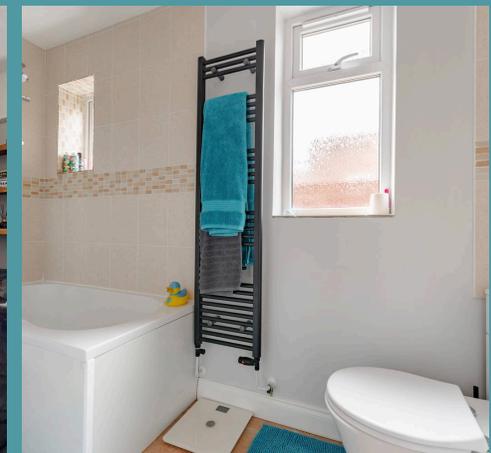
Spinney Close, located in the NR7 postcode, is a sought-after residential area offering a peaceful and family-friendly environment. Situated just a short drive from Norwich city centre, residents can enjoy the perfect balance of suburban tranquillity and easy access to the bustling heart of the city.

The area benefits from excellent transport links, including nearby bus routes and the A47, making commuting convenient for both work and leisure. Within walking distance, you'll find a range of local amenities, including shops, schools, and parks, providing everything you need for daily living.

For those who enjoy outdoor activities, the nearby countryside and nature reserves offer plenty of opportunities for walking and exploring. Spinney Close is an ideal location for families, professionals, and anyone seeking a comfortable and well-connected neighbourhood.

Agents Note

We understand the property will be sold freehold, connected to all mains services. Gas central heating via a newly fitted combi-boiler.





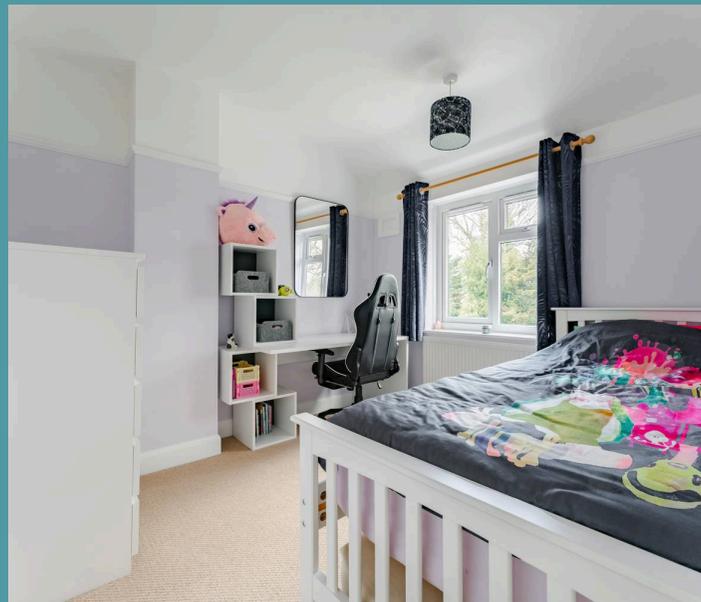
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As you step inside, you are greeted by a welcoming entrance hall, leading through to the bay-fronted lounge, a comfortable space for relaxation and family time. The décor in this room sets the tone throughout the home, with the whole house having undergone a full renovation. The large family kitchen features modern units and a breakfast bar, ideal for casual dining and entertaining. Adjacent to the kitchen, the downstairs bathroom offers practicality for guests and family use. A rear porch provides convenient access to the garden.

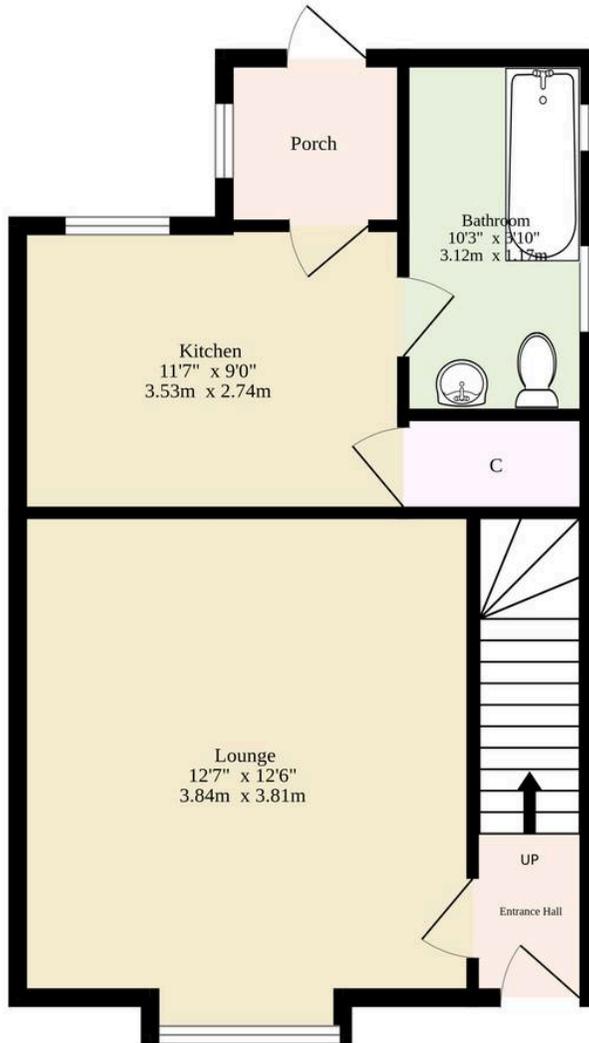
Upstairs, the landing leads to three well-proportioned bedrooms. The master bedroom is particularly impressive, featuring a brand-new en-suite with WC, providing a private retreat. The two additional bedrooms, including a generously sized double and good sized single, offer flexibility for various living arrangements.

The property's rear garden is a highlight, offering a large, private space perfect for outdoor relaxation and entertaining. The newly installed decking creates an ideal area for al fresco dining or hosting gatherings with family and friends, whilst the rest of the garden is mainly laid to lawn with a large storage shed. Additionally, the property benefits from off-street parking for multiple vehicles, ensuring convenience for both residents and guests. A recent boiler installation further adds to the home's appeal by enhancing energy efficiency and providing peace of mind for years to come.

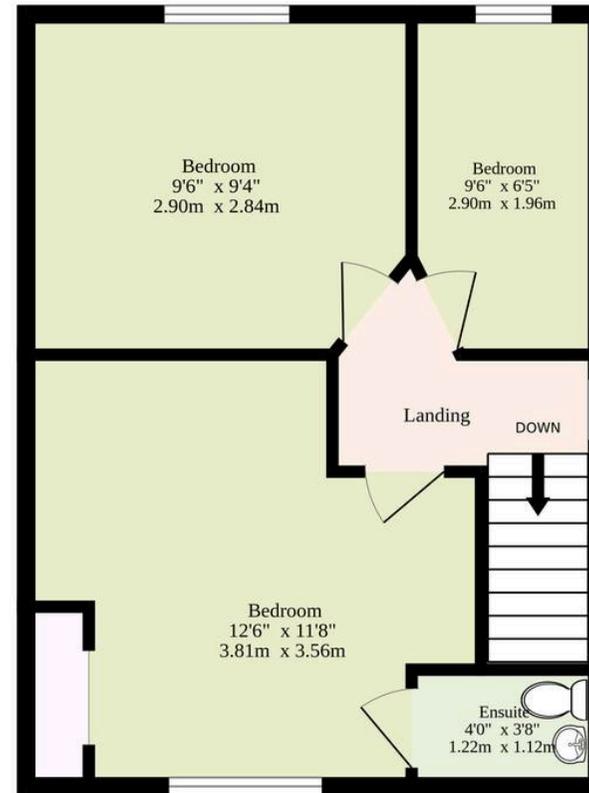


- Within a good catchment area for sought-after schools
- Large, private rear garden with new decking

Ground Floor
321 sq.ft. (29.8 sq.m.) approx.



1st Floor
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

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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