

SOWERBYS

Norfolk Property Specialists



3 Marionville Road

Norwich, Norfolk, NR3 4DB

Guide Price £625,000



Viewing by appointment with our
Norwich Office 01603 761441 or norwich@sowerbys.com



3 MARIONVILLE ROAD

The property is a substantial and superbly presented detached house which has been recently upgraded throughout by the current vendors and has striking interiors. It is in a highly convenient residential location with an open aspect to the rear overlooking St Clements Park.

There is a large covered open carport with front door to the spacious entrance hall with cloakroom and storage cupboards. The sitting room is to the front with impressive picture window and Karndean classic oak floor. The open plan kitchen/dining/garden room is to the rear. The vendors have refitted the kitchen with a comprehensive range of contemporary wall and base units with a range of integrated appliances. There is also an excellent larder cupboard. The dining end of the room opens to a delightful double aspect garden room with sliding glazed doors to the garden.

The stairs rise to the first landing. The principal bedroom suite is a superb feature of the house with large window overlooking St Clements Park to the rear. A door leads to a dressing area which is in turn open to a spacious en-suite shower room with double cubicle. There are further spacious double bedrooms. The vendors currently have it arranged with two as studies. There is also a family bathroom.

The property has an integral garage with useful storeroom to the rear. It is considered this space could easily adapted and converted to provide further accommodation if required, subject to the necessary permissions.

Immediately to the front of the house is a driveway providing parking for several cars. The vendors are keen gardeners and have beautifully landscaped the gardens with distinct areas. There are paved terraces for alfresco dining, interspersed with established and well-stocked borders. There is a shed and greenhouse. The gardens provide a delightful area for entertaining and for those requiring space for children to run around there is the added benefit of St Clements Park immediately behind the house with an entrance gate a short way along on Marionville Road.



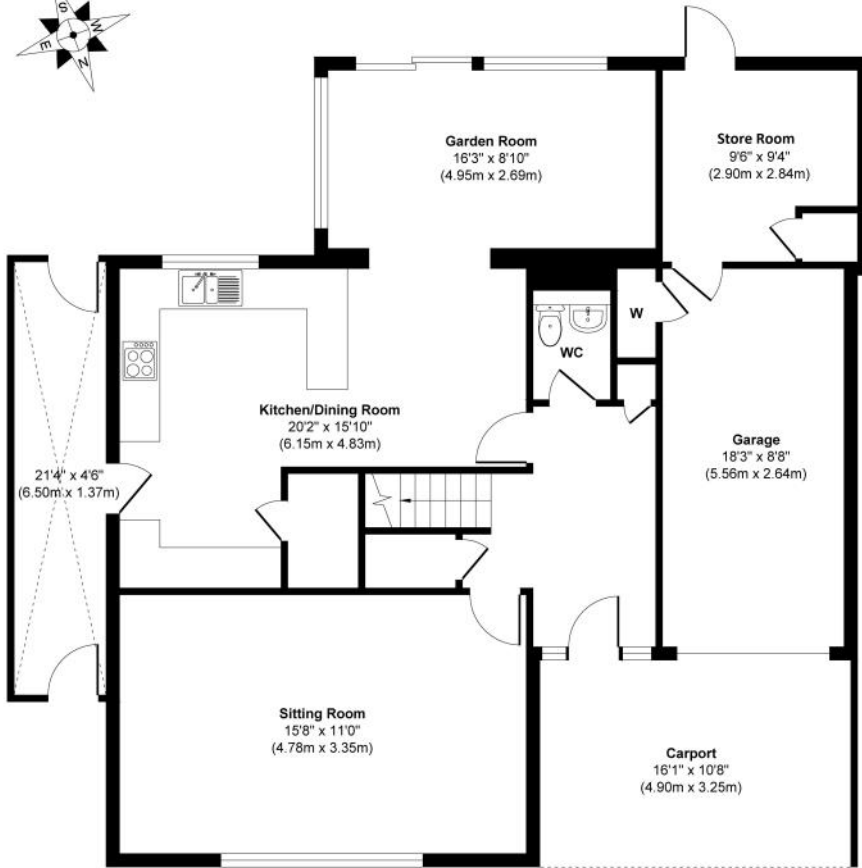
KEY FEATURES

- Substantial Five Bedroom Detached Home
- Open Plan Kitchen/Dining/Garden Room
- Generous Sitting Room with Picture Window
- Recently Upgraded Throughout
- Garage, Carport and Parking for Several Cars
- Beautifully Landscaped Gardens
- Convenient Residential Location Overlooking St Clements Park

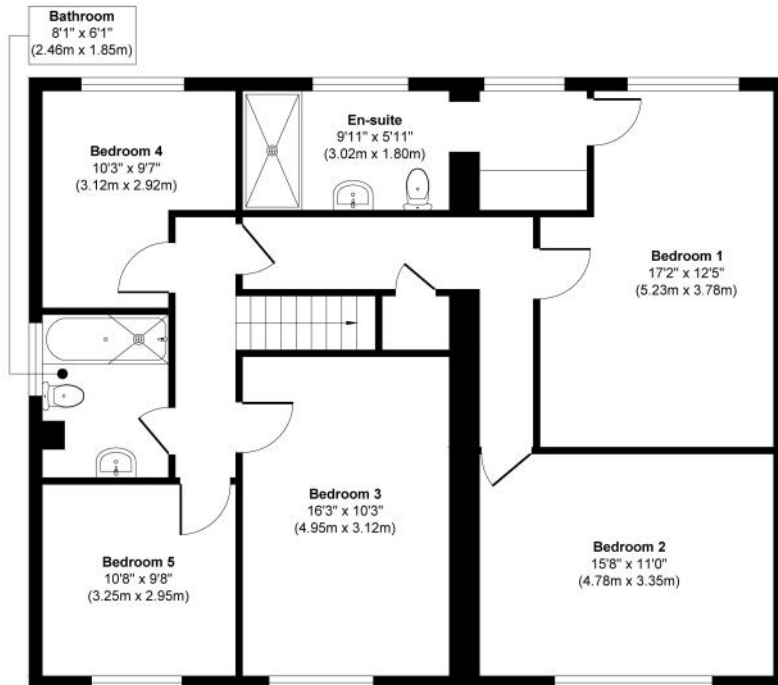








Ground Floor
Approximate Floor Area
797 sq. ft
(74.04 sq. m)



First Floor
Approximate Floor Area
1051 sq. ft
(97.64 sq. m)

Approx. Gross Internal Floor Area 1848 sq. ft / 171.68 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

NORWICH

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants. Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.

SERVICES CONNECTED

Mains electricity, water and drainage. Air source heat pump heating system.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 8705-9089-5729-4106-1513

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

Viewing by appointment with our Norwich Office:
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