

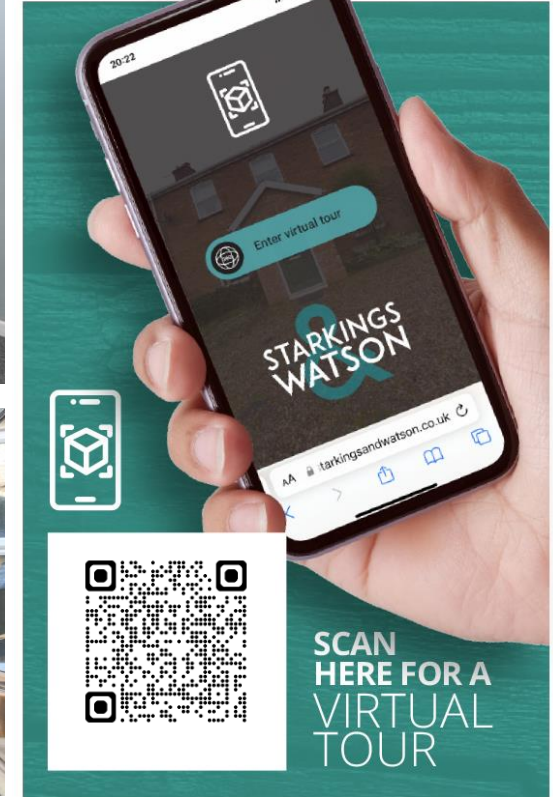
FLORENCE ROAD

Norwich NR1 4BJ

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY
TO LET



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**STARKINGS
WATSON**

- Over Passage Mid-Terrace Home
- Two Reception Rooms
- Open Plan Kitchen
- Shower Room & Family Bathroom
- Two Double Bedrooms
- Courtyard Garden
- Studio/Work Room
- On Road Parking

This MID-TERRACE HOME is larger than average, being partly OVER the PASSAGE, with TWO DOUBLE BEDROOMS leading OFF THE LANDING, an OPEN PLAN LAYOUT to the ground floor, and a USEFUL STUDIO/work room. Situated in the HIGHLY DESIRABLE NR1, the property offers uPVC double glazing and gas fired CENTRAL HEATING, along with a neutral décor. A PORCH ENTRANCE leads into the main SITTING ROOM with a feature fire place, and extended front boundary with a large window, which FLOODS the ROOM with NATURAL LIGHT. An inner hall leads to the DINING ROOM and open plan KITCHEN, with the SHOWER ROOM beyond. Upstairs, the landing leads to TWO DOUBLE BEDROOMS and the well maintained FAMILY BATHROOM with built-in STORAGE. To the rear, a COURTYARD GARDEN can be found, leading to the STUDIO/WORK ROOM.

LOCATION

Located just outside Norwich City Centre within the sought after area of Thorpe Hamlet, this property offers an urban retreat, yet away from the hustle and bustle. Within convenient walking distance to the football ground, train station and Riverside complex which includes a number of pubs, cafes, restaurants, cinema, bars and a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47

DIRECTIONS

You may wish to use your Sat-Nav (NR1 4BJ), but to help....Leave Norwich via Prince of Wales Road. At the traffic lights continue straight onto Thorpe Road, turning left onto Rosary Road. Take the third right hand turn onto Hill House Road, following up the hill turning left into Florence Road. The property can be found on the right hand side indicated by our To Let board.

With a raised courtyard frontage, a brick walled boundary with a gated footpath leads to the main property.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring, smooth ceiling, door to:

SITTING ROOM

13' 9" x 11' 5" Max. (4.19m x 3.48m) Gas flame effect fire set within decorative surround and hearth, fitted carpet, radiator, uPVC double glazed window to front, television and telephone points, smooth coved ceiling, opening to:

INNER HALL

Fitted carpet, electric fuse box, built-in storage cupboard, smooth ceiling, opening to:

DINING ROOM

11' 4" x 10' Max. (3.45m x 3.05m) Feature fire place, fitted carpet, radiator, uPVC double glazed window to rear, stairs to first floor landing, smooth coved ceiling, opening to:

KITCHEN

7' 10" x 6' (2.39m x 1.83m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric or gas cooker, and extractor fan over, space for fridge freezer, space for



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washing machine, tiled flooring, uPVC double glazed window to side, uPVC double glazed door to side, smooth coved ceiling, door to:

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, double shower cubicle with thermostatically controlled shower, tiled splash backs, extractor fan, wood effect flooring, radiator, uPVC obscure double glazed window to side, built-in storage cupboard, smooth ceiling with recessed spotlights.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, smooth coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

11' 4" x 11' 2" Max. (3.45m x 3.4m) Fitted carpet, radiator, uPVC double glazed window to front, television point, built-in storage cupboard, smooth coved ceiling.

DOUBLE BEDROOM

10' 3" x 10' 1" Max. (3.12m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to rear, range of built-in bedroom furniture, smooth coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, tiled splash backs, shaver point, tiled flooring, radiator, uPVC obscure double glazed window to side, smooth coved ceiling with recessed spotlights.

OUTSIDE REAR

A hard standing courtyard can be found to the rear of the property, with fenced and walled boundaries. The garden also offers an outside water supply and front gated access.

STUDIO/WORK ROOM

9' 3" x 6' 4" Max. (2.82m x 1.93m) Offering a range of tiled work benching with a sink which does require the waste water manually removing. Tiled flooring, wall mounted gas fired central heating boiler, uPVC double glazed window and door to side, power and lighting.

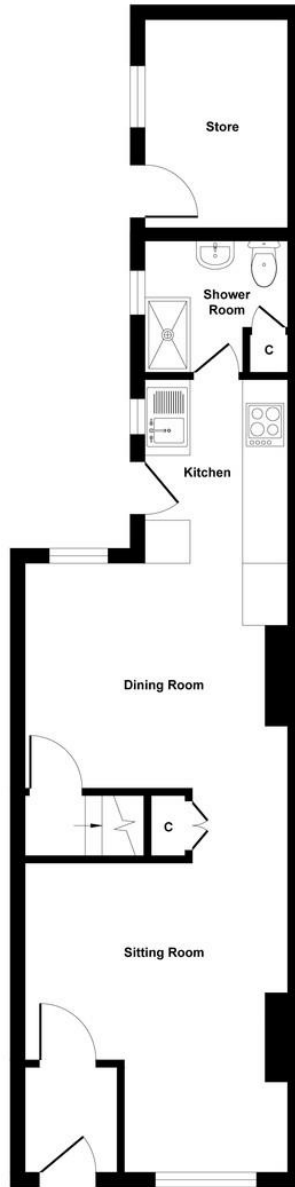
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Price:

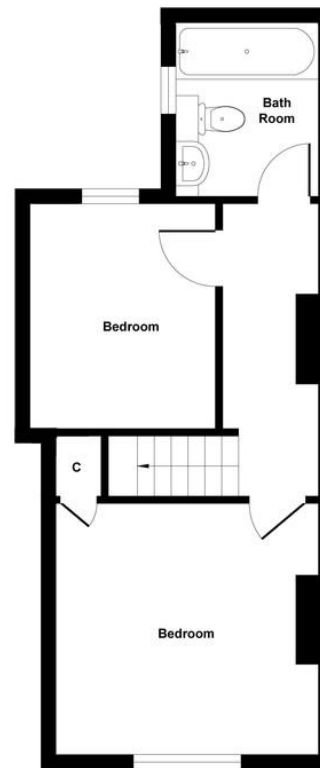


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Ground Floor
Approximate Floor Area
406 sq. ft
(37.71 sq. m)



First Floor
Approximate Floor Area
397 sq. ft
(36.88 sq. m)



Approx. Gross Internal Floor Area 803 sq. ft / 74.59 sq. m