

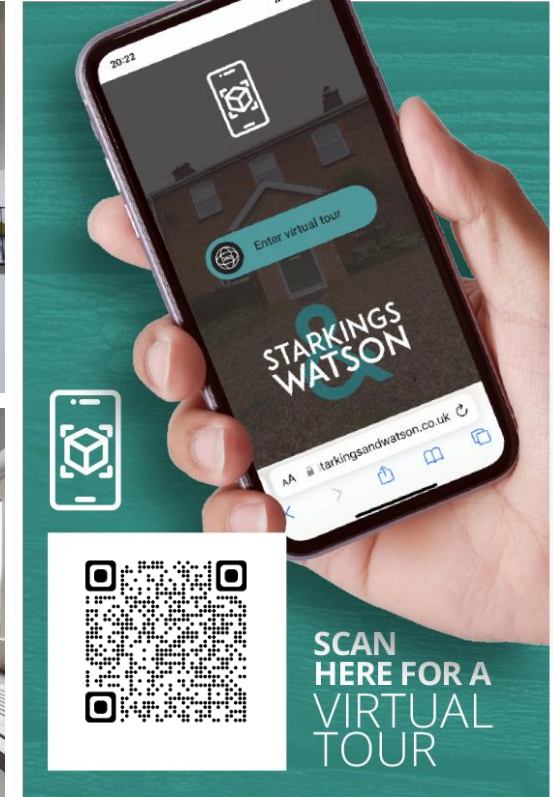
RICHMOND ROAD

Costessey, Norwich NR5 0PW

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE
PROPERTY



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STARKINGS
WATSON

- Semi-Detached Home
- Modernised Inside & Outside
- Modern Fitted Kitchen
- Spacious Sitting Room
- Two Generous Double Bedrooms
- Modern Family Bathroom
- Parking for Two Vehicles
- Recently Landscaped Garden

VENDOR HAS FOUND! Having undergone COMPLETE modernisation INSIDE and OUT, this semi-detached home offers an IMMACULATE and CONTEMPORARY DECOR, surprisingly spacious GARDEN and AMPLE PARKING. Once inside you will find an ENTRANCE PORCH perfect for storing coats and shoes, this leads onto a 19' SITTING/DINING ROOM making it the ideal place to relax and unwind, with a NEWLY fitted kitchen offering fantastic workspace along with integrated APPLIANCES. Upstairs offer two GENEROUS DOUBLE BEDROOMS - both filled with NATURAL LIGHT, and the RECENTLY UPDATED family bathroom, completing the first floor. OUTSIDE the current vendors have gone to great lengths to make this the PERFECT place for ENTERTAINING and alfresco dining, with an EXPANSIVE patio, PERGOLA and LAWN. Parking for several cars can be found to the side of the property, with the possibility of building a garage (stp).

LOCATION

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the

local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

DIRECTIONS

You may wish to use your Sat-Nav (NR5 0PW), but to help you...From our Costessey Office on Norwich Road, turn left onto Beaumont Road and follow to the end taking a left hand turn onto Gurney Road and an immediate right onto Grove Avenue. Continue along Grove Avenue as it becomes Middleton Crescent and at the roundabout take the first exit to Richmond Road, follow this until the property can be seen on the right hand side indicated by our 'For Sale' board.

The property is approached via hard standing pathway with lawned garden and driveway for several vehicles.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Vinyl flooring, radiator, uPVC double glazed window to side, electric fuse box. smooth coved ceiling, door to:

SITTING/DINING ROOM

19' 8" x 11' 8" Max (5.99m x 3.56m) Fitted carpet, radiator x2, uPVC double glazed window to front, television and telephone points, thermostat heating control, stairs to first floor landing, built-in storage cupboard, smooth coved ceiling, door to:



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KITCHEN

11' 8" x 7' 6" (3.56m x 2.29m) Fitted range of wall and base level units with square edged work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric hob, built-in electric oven and extractor fan over, integrated fridge freezer, space for washing machine, vinyl flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

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

DOUBLE BEDROOM

11' 8" x 10' 8" Max (3.56m x 3.25m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard, smooth coved ceiling with recessed spotlights.

FAMILY BATHROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin, panelled bath with mixer tap, thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, vinyl flooring, heated towel rail, uPVC obscure double glazed window to side, smooth ceiling.

DOUBLE BEDROOM

11' 8" x 9' 8" (3.56m x 2.95m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling with recessed spotlights.

OUTSIDE

The property benefits from having a recently landscaped garden offering and generous space for entertaining and alfresco dining. A central lawn is found with enclosed fenced boundaries, patio and raised flower beds.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
628.13 ft²
58.35 m²

