

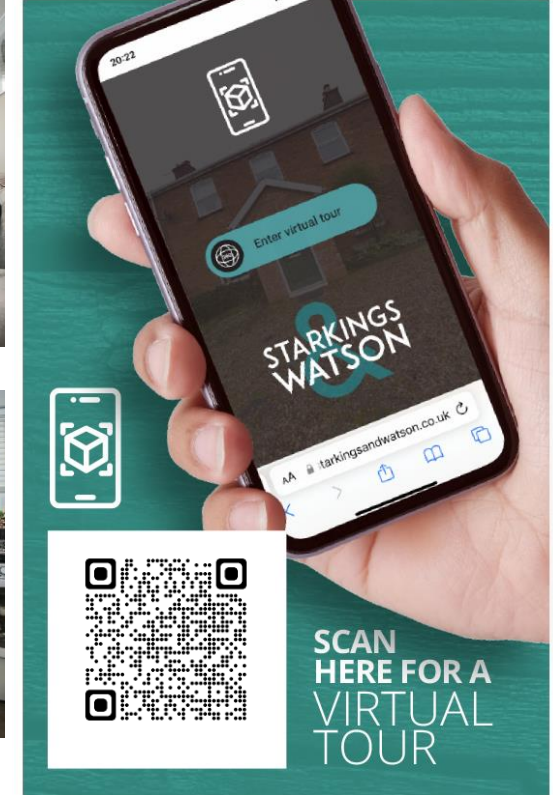
JUDGES GARDENS

Thorpe Marriott, Norwich NR8 6XY

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



The Property
Ombudsman

For our full list of available properties, or
for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- Mid-Terrace Home
- Ideal FTB or BTL
- Beautiful Bathroom Suite
- Dining Room with Breakfast Bar
- Kitchen with Space for Appliances
- Two Double Bedrooms
- Low Maintenance Gardens
- Parking for Two Cars

VENDOR HAS FOUND! IDEAL for a FIRST TIME BUYER or INVESTORS, this MID-TERRACE HOME has been updated with a modern THREE PIECE BATHROOM SUITE with fully tiled MARBLE EFFECT walls, and a contrasting black trim, even the shower has a finish over and above the norm with a beautiful SHOWER SCREEN in the same design. The gardens have been LANDSCAPED to be LOW MAINTENANCE including an ARTIFICIAL LAWN finished with railway sleepers at the borders and shingle beds, a PATIO AREA to one end of the garden and DECKING extending from the main property. The remaining accommodation is EQUALLY WELL PRESENTED with a SITTING ROOM accessed off the ENTRANCE HALL and leading through to the DINING AREA with BUILT-IN BREAKFAST BAR and an opening to the KITCHEN. Upstairs, both bedrooms are accessed off landing and serviced by the BATHROOM. Parking is provided to the front for TWO VEHICLES.

LOCATION

Thorpe Marriott is situated North West of the City, with the development lying on a direct bus route to and from the City Centre. Located close to all major transport links, Thorpe Marriott and nearby Taverham and Drayton offer a good selection of local amenities including village shop, butchers, bakery, mini supermarket, doctors surgery and schools including the local Taverham High School.

DIRECTIONS

You may wish to use your Sat-Nav (NR8 6XY), but to help you...Leave Norwich via Aylsham Road, proceeding straight over the ring road traffic lights onto Reepham Road. Proceed through Hellesdon and continue over the mini roundabout. Follow Reepham Road until Longdale is on the left hand side, turn here and at the 'T' junction turn right onto Felsham Way and a final left onto Judges Gardens where the property can be found on the right hand side.

Set back from the road, this property has two parking spaces side-by-side which lead to an area of lawn that has a hard standing footpath running through and leading to the main property.

Composite entrance door to:

ENTRANCE PORCH

5' 1" x 3' 9" Max. (1.55m x 1.14m) Wood effect flooring, cloaks storage space, door to:

SITTING ROOM

15' 3" x 12' 4" Max. (4.65m x 3.76m) Wood effect flooring, radiator, uPVC double glazed window to front, television point, stairs to first floor landing with storage space and a built-in storage cupboard, coved ceiling, opening to:

DINING ROOM

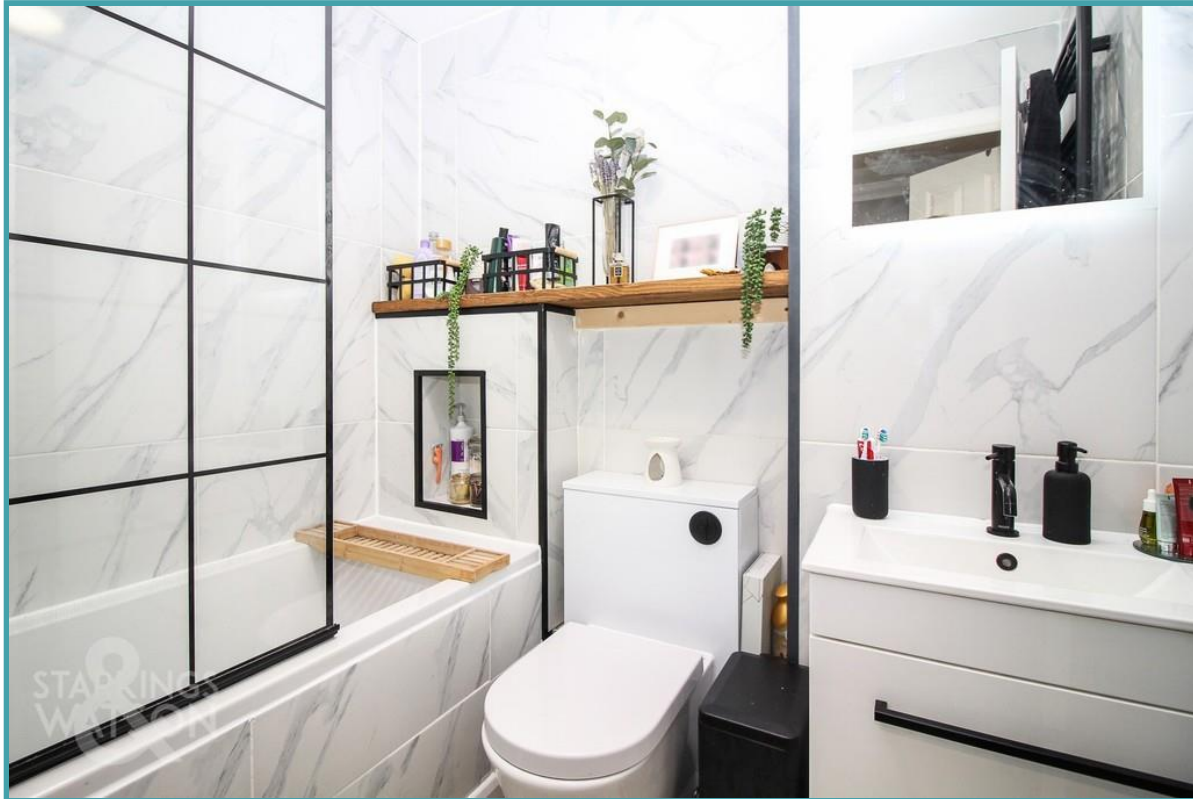
8' 5" x 5' 9" (2.57m x 1.75m) Wood effect flooring, radiator, uPVC double glazed French doors to rear, coved ceiling, arched opening to:

KITCHEN

8' 5" x 6' 4" (2.57m x 1.93m) 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, matching up-stands, inset gas hob, built-in electric oven, space for fridge/freezer, space for washing machine, wood



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



effect flooring, uPVC double glazed window to rear, cupboard housing wall mounted gas fired central heating boiler.

STAIRS TO FIRST FLOOR LANDING

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

DOUBLE BEDROOM

12' 4" x 8' 2" (3.76m x 2.49m) Fitted carpet, radiator, uPVC double glazed window to front, built-in airing cupboard and over bed storage.

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 tap, electric shower and glazed shower screen, tiled walls, wood effect flooring, heated towel rail, extractor fan.

DOUBLE BEDROOM

12' 4" x 8' 2" (3.76m x 2.49m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe.

OUTSIDE

The rear gardens are low maintenance, with a central lawn with railway sleepers at the borders, raised shingle beds and an area of patio to the rear boundary housing a shed. A decked area extends from the property and there is timber panel fencing and a gate securing the gardens.

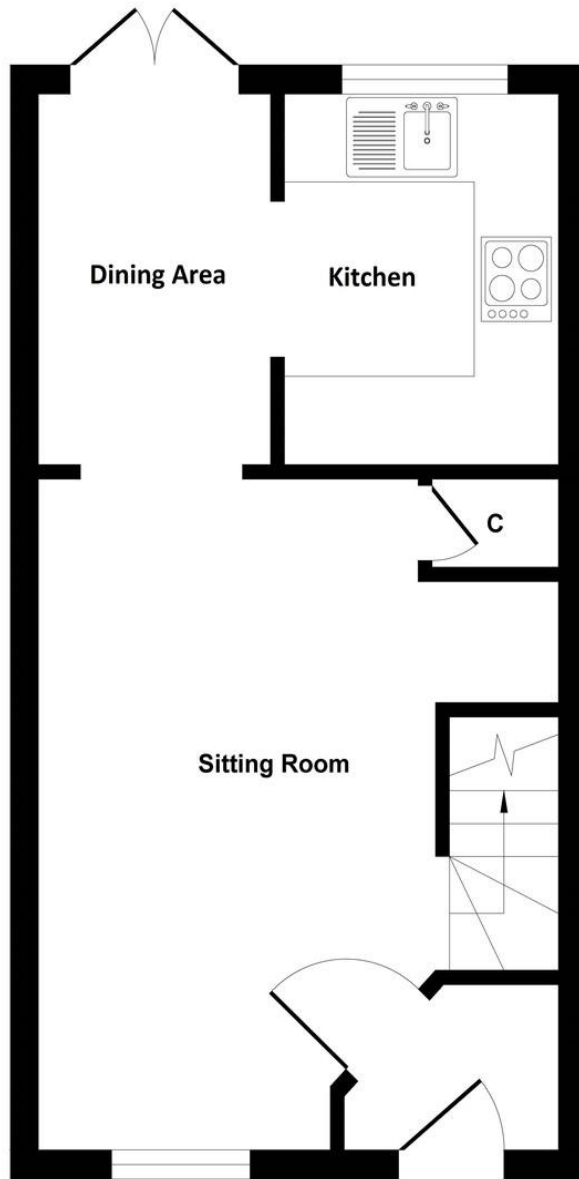
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:

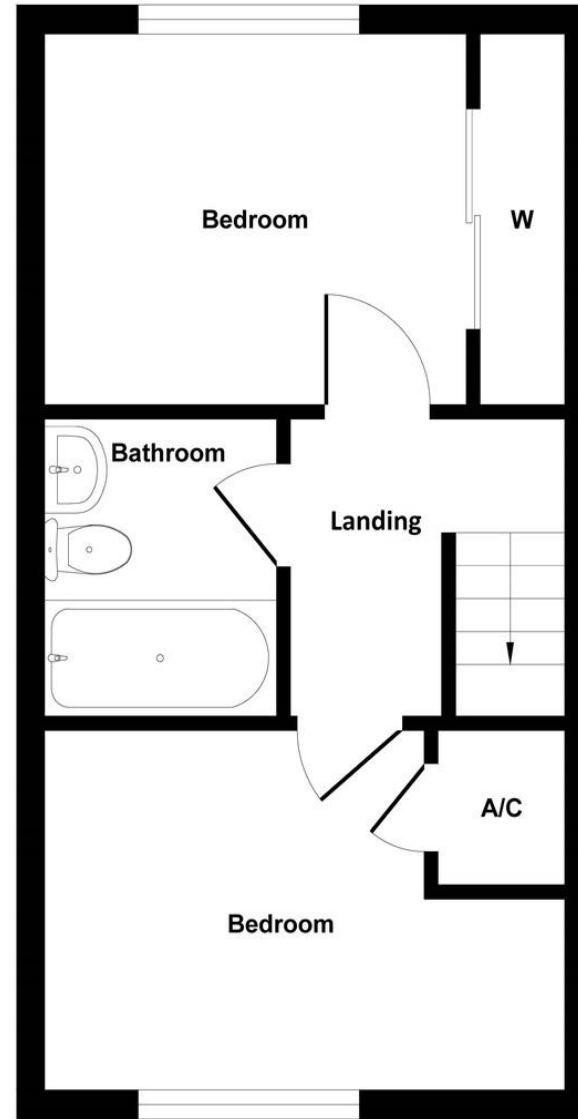


For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Ground Floor
 Approximate Floor Area
 296 sq. ft
 (27.49 sq. m)



First Floor
 Approximate Floor Area
 296 sq. ft
 (27.49 sq. m)

Approx. Gross Internal Floor Area 592 sq. ft / 54.98 sq. m