

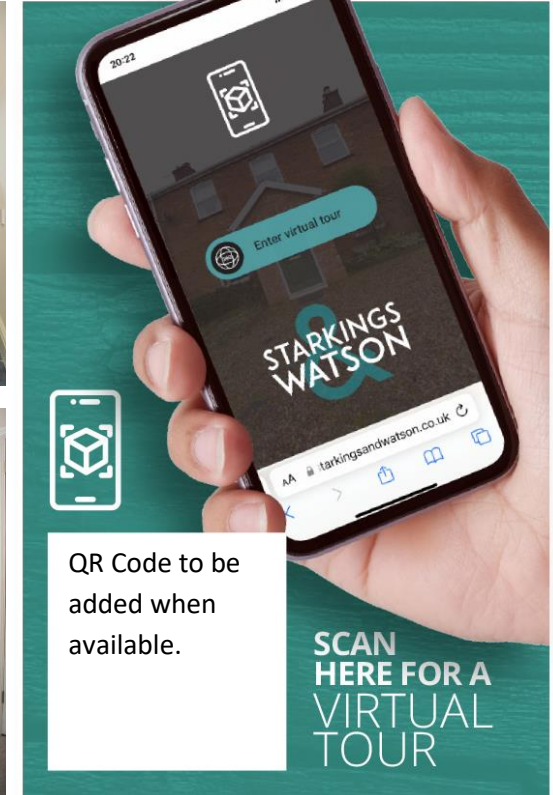
OLD SCHOOL CLOSE

Norwich NR5 8BU

Energy Efficiency Rating : C

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

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**STARKINGS
WATSON**

- Semi-Detached Home
- Sought After Location
- French Doors to Garden
- Kitchen/Dining Room
- Two Generous Double Bedrooms
- Family Bathroom
- Spacious Enclosed Garden
- Off Road Parking

Ideally situated for EASY ACCESS to the UEA, Norfolk & Norwich University Hospital and the CITY CENTRE, this well presented SEMI-DETACHED HOME offers ENCLOSED GARDENS and OFF ROAD PARKING. With a neutral decor, DOUBLE GLAZING and gas fired central heating, you will find an ENTRANCE HALL which leads to a CLOAKROOM, SPACIOUS SITTING ROOM, and OPEN PLAN KITCHEN/DINING ROOM with FRENCH DOORS onto a PATIO area. Upstairs comprises TWO GENEROUS DOUBLE BEDROOMS - both with double FITTED WARDROBES, and the family bathroom. Outside offers a fully enclosed LAWNED garden with a patio area and gate to the driveway.

LOCATION

Located to the West of Norwich, a variety of local amenities are within walking distance including pubs, shops, schooling, shopping centres, local takeaways, University of East Anglia and Norfolk and Norwich University Hospital. Transport links into Norwich are excellent and access can be gained to the A47 and A11.

DIRECTIONS

You may wish to use your Sat-Nav (NR5 8BU), but to help you...Proceed out of Norwich along the Dereham Road

and at the Sweet Briar Roundabout take a left hand turning onto Guardian Road. Continue up the hill, turning right onto Bowthorpe Road at the traffic light. Take the first right hand turn into Ivy Road, and left into Roe Drive. Old School Close can be found on your right hand side.

The property is approached via hard standing pathway, with a lawned frontage, which leads to the main property

Obscure double glazed entrance door to:

ENTRANCE HALL

Wood flooring, radiator, stairs to first floor landing, doors to:

KITCHEN/DINING ROOM

13' 4" x 8' 3" (4.06m x 2.51m) 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 dishwasher, space for washing machine, tiled flooring, radiator, uPVC double glazed window to front, uPVC double glazed French doors to side.

SITTING ROOM

13' 4" x 13' Max (4.06m x 3.96m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, television and telephone points, built-in storage cupboard.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, wood flooring, radiator, uPVC obscure double glazed window to front.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, loft access hatch with pull-down ladder, built-in airing cupboard, doors to:

DOUBLE BEDROOM

13' 3" x 8' 4" (4.04m x 2.54m) Fitted carpet, radiator, uPVC double glazed window to side, built-in double wardrobe.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with thermostatically controlled shower, tiled splash backs, extractor fan, tiled effect flooring, vertical radiator, uPVC obscure double glazed window to front.

DOUBLE BEDROOM

11' 3" x 8' 4" (3.43m x 2.54m) Fitted carpet, radiator, uPVC double glazed window to side, built-in double wardrobe.

OUTSIDE

Leading from French doors you will find a fully enclosed rear garden which consists of a hard standing patio area perfect for alfresco dining with an adjacent lawn, whilst it is enclosed with timber panelled fencing, and offers a timber built storage shed.

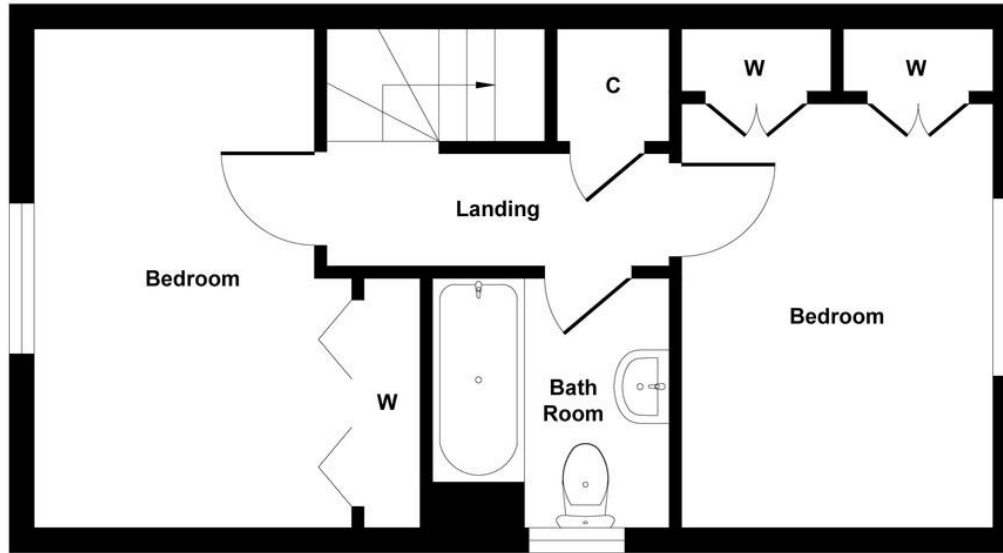
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:

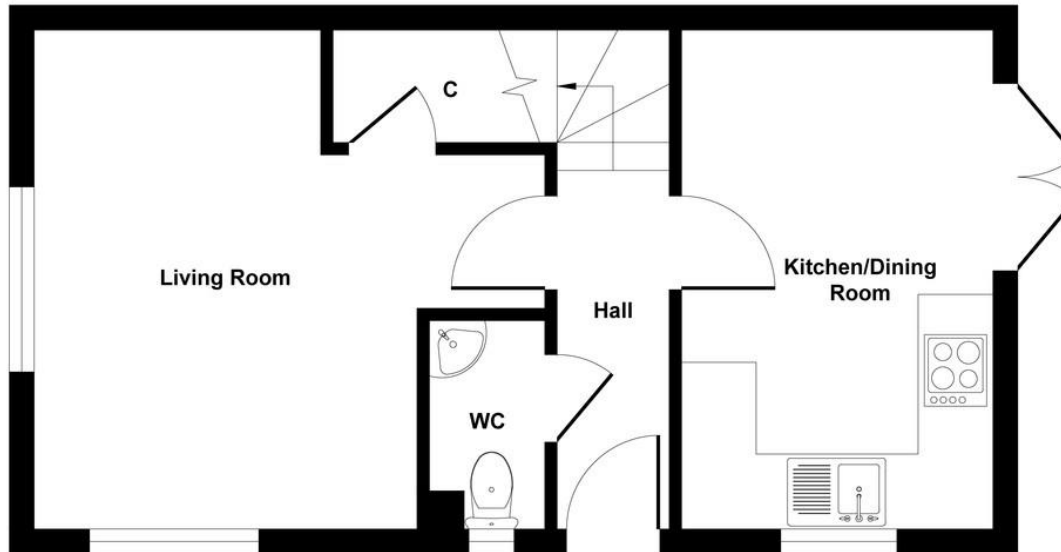


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First Floor
 Approximate Floor Area
 342 sq. ft
 (31.77 sq. m)



Ground Floor
 Approximate Floor Area
 342 sq. ft
 (31.77 sq. m)

Approx. Gross Internal Floor Area 684 sq. ft / 63.54 sq. m



