

BEVERLEY ROAD

**Norwich NR5 8AL**

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
- Scope to Extend (stp) or Re-model
- Income Potential as Student Let
- Dual Aspect Sitting Room
- Refitted Shower Room
- Three First Floor Bedrooms
- Off Road Parking to Front
- Manicured & Landscaped Gardens

This semi-detached home is CLOSE to the UEA, Sportspark and the NNUH. With SCOPE TO EXTEND (stp), REMODEL or update. The property suits a WIDE RANGE OF BUYERS and could be used as a primary residence to fully enjoy the GARDENS and entertaining areas, STUDENT ACCOMMODATION with income potential and as a FAMILY HOME which it has been for an extended period of time. Stepping inside, the ENTRANCE HALL which leads into the DUAL ASPECT SITTING ROOM, inner hall with BUILT-IN STORAGE, and opening to the KITCHEN and SHOWER ROOM which has been recently modernised with a WALK-IN SHOWER and AQUA BOARD SPLASH BACKS. Heading upstairs THREE BEDROOMS are accessed off landing of which TWO are double and both are DUAL ASPECT, and finally the third bedroom would make a PERFECT HOME OFFICE or single bedroom. MANICURED GARDENS with WELL STOCKED FLOWERBEDS, a generous timber shed and a SUNNY ASPECT can be found to rear.

#### LOCATION

Located on the fringe of Norwich City, this property is ideally placed within convenient distance to the main shopping district, University of East Anglia, Norfolk and Norwich hospital, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR5 8AL) but to help....Leave Norwich on Earlham Road heading toward the UEA. Head straight over at the roundabout onto a continuation of Earlham Road and take the right-hand turn onto Beverley Road with this property on the right-hand side, indicated by our 'For Sale' board.

Set back slightly from the road with tree lined frontage, there is a fence between the pedestrian footpath and the front garden with adjacent parking area. This leads to the front door and through secure gates to the rear garden.

uPVC double glazed entrance door to:

#### ENTRANCE HALL

Wood effect flooring, radiator, stairs to first floor landing, smooth ceiling, door to:

#### SITTING/DINING ROOM

15' 1" x 12' 1" Max (4.6m x 3.68m) Wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to rear, television and telephone points, smooth ceiling, door to:

#### INNER HALL

Tiled flooring, built-in storage cupboard, Opening to kitchen, door to:

#### SHOWER ROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, walk-in shower with electric shower and glazed shower screen, aqua board splash backs, tiled flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with extractor fan.



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#### BREAKFAST ROOM

12' 1" x 7' 9" (3.68m x 2.36m) 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, space for fridge/freezer, space for dishwasher, space for washing machine, space for tumble dryer, tiled flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to rear, double glazed door to rear, smooth ceiling.

#### STAIRS TO FIRST FLOOR LANDING

Wood flooring, uPVC double glazed window to front, built-in storage cupboard housing wall mounted gas fired central heating boiler, loft access hatch, doors to:

#### DOUBLE BEDROOM

12' 1" x 11' 5" (3.68m x 3.48m) Wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to rear.

#### BEDROOM/STUDY

11' 5" x 5' 9" (3.48m x 1.75m) Wood effect flooring, radiator, uPVC double glazed window to rear, television point.

#### DOUBLE BEDROOM

12' 1" x 8' 2" (3.68m x 2.49m) Wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to rear.

#### OUTSIDE

Stepping out of the kitchen door, there is a slab and shingle pathway that leads up the garden providing access to the raised decking. At this slight elevation you are able to take in the gardens beauty after years of planting and landscaping, this well stocked and manicured garden is truly something to behold. With ponds tucked into corners, tress, shrubbery and flower beds laid out with space for statues and pots also. The gardens are secured with timber panel fencing and there is a double timber 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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**GIRAFFE 360**

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<sup>(1)</sup>  
 701.27 ft<sup>2</sup>  
 65.15 m<sup>2</sup>

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