



Newmarket Road, Norwich

Offers In Excess Of £925,000 Freehold

Energy Efficiency Rating : D

- ✓ Large Semi-Detached Family Home
- ✓ Accommodation Over Three Floors
- ✓ Prominent Corner Plot Position
- ✓ Large Driveway With Off Road Parking
- ✓ Sought After Residential Location
- ✓ Superb Kitchen/Breakfast Room
- ✓ Close to UEA & N&N Hospital
- ✓ Potential to Convert into 3 Apartments (stp)

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





With over 3500 Sq-ft (stms) of accommodation on one of the CITY'S MOST PRESTIGIOUS ROADS, this SUBSTANTIAL THREE STOREY SEMI DETACHED FAMILY HOME offers EXTENSIVE GARDENS and PARKING. Close to the City Centre, A11 and Norfolk & Norwich Hospital, the property is perfectly situated for commuters. The property offers ADAPTABLE and FLEXIBLE accommodation with scope and potential to be not just a SPACIOUS FAMILY HOME, but alternatively, as a potential business opportunity for a B&B with the POTENTIAL to be SPLIT into THREE SELF CONTAINED APARTMENTS - subject to planning. As a family home, the accommodation comprises a spacious entrance hall, sitting room, separate dining room, SUPERB KITCHEN/BREAKFAST ROOM, 6/7 bedrooms, 21ft Basement, 3 family bathrooms and fantastic ROOF TERRACE overlooking the lawned rear gardens.

LOCATION

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping district, city college, 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 (NR4 6SZ), but to help....Proceed out of Norwich City Centre along Newmarket Road, where the property can be found on the right hand side, situated on the corner of Upton Road.

The property occupies a prominent corner plot position and is entered via a wooden gate giving access to a large shingle frontage providing off road parking for several vehicles, with access along the side of the property suitable for motor home or caravan storage. The front also provides access to both the

entrance porch to the ground floor, with an additional staircase leading to a further door which provides private access to the first floor landing staircase, therefore giving secure private access to the first floor if required.

Entrance door to:

ENTRANCE PORCH

Door to:

ENTRANCE HALL

An impressive entrance hall with wood effect flooring, radiator, stairs to first floor landing, built-in storage cupboard, coved ceiling and doors to:

SITTING ROOM

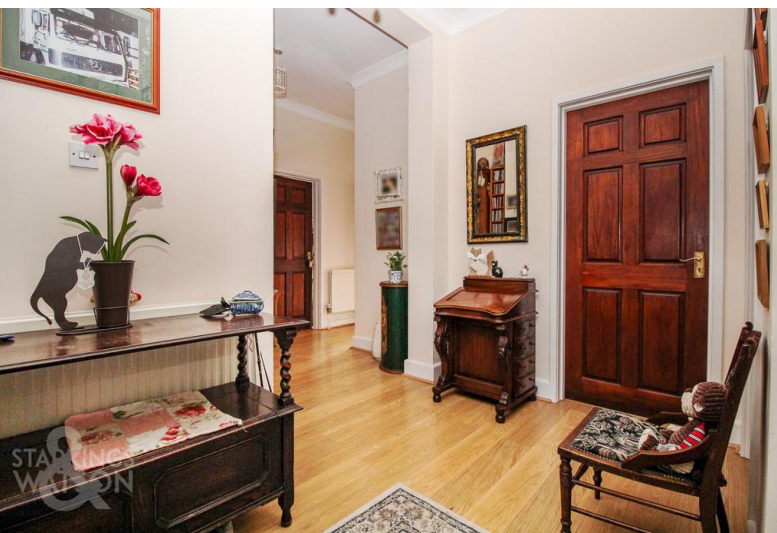
21' 7" x 13' 11" Max (6.58m x 4.24m) A spacious sitting room with fitted carpet, radiator, uPVC double glazed Bay window to front aspect, further uPVC double glazed window to side, coved ceiling and feature fireplace.

DINING ROOM

14' 4" x 12' 8" Max (4.37m x 3.86m) With fitted carpet, radiator, uPVC double glazed window to the side aspect, coved ceiling and ample space for dining table and chairs.

STUDY/BEDROOM

10' 5" x 6' 4" (3.18m x 1.93m) This room has been previously used as a ground floor child's bedroom, having a handmade wooden mezzanine level bed frame with play area under, so could be used for a variety of different purposes, such as a study, play room or bedroom, finished with wood flooring, uPVC double glazed window to rear and coved ceiling.



FAMILY BATHROOM

Having a three piece suite comprising low level W.C, pedestal hand wash basin and panelled bath with thermostatically controlled shower, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed window to rear aspect.

KITCHEN/BREAKFAST ROOM

21' 9" x 15' 11" Max (6.63m x 4.85m) A superb kitchen/breakfast room, fitted with a comprehensive range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, space for Range Style electric or gas cooker, built-in electric oven and extractor fan over, space for fridge/freezer, space for dishwasher, space for dining table, Feature fire place, wood effect flooring, two radiator, uPVC double glazed window to rear, double glazed window to side, uPVC double glazed French doors to the rear aspect, built-in storage cupboard, smooth ceiling and door giving access to a covered area with staircase leading to the basement.

STAIRS TO FIRST FLOOR LANDING

An impressive staircase with fitted carpet, radiator, double glazed window to front, stairs to second floor landing, coved ceiling, door to the front of the property, making this staircase fully accessible independently. The landing benefits from wood effect flooring, coved ceiling, radiator, built in cupboard and doors to.

DOUBLE BEDROOM

21' 8" x 12' 10" (6.6m x 3.91m) A very spacious bedroom with fitted carpet, two radiators, uPVC double glazed window to front, uPVC double glazed window to side, a comprehensive range of built-in wardrobes and coved ceiling.

DOUBLE BEDROOM

12' 8" x 12' 2" Max (3.86m x 3.71m) With fitted carpet, radiator, uPVC double glazed window to side, built-in storage cupboard,

coved ceiling and a double glazed door giving access to a fantastic roof terrace, giving delightful views over the rear garden and adds potential for further extension (stp)

FAMILY BATHROOM

Two piece suite comprising pedestal hand wash basin, panelled bath with thermostatically controlled shower, tiled splash backs, wood effect flooring, heated towel rail, obscure double glazed window to rear, coved ceiling.

CLOAKROOM

Low level W.C, wood effect flooring, radiator, obscure double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

12' 9" x 10' 4" Max (3.89m x 3.15m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling and pedestal wash hand basin with tiled splash backs.

STAIRS TO SECOND FLOOR LANDING

The second floor of the property is currently being used as a self contained apartment, offering the scope and potential for extended family living or annexe for teenage children or dependants. With fitted carpet, uPVC double glazed window to front, coved ceiling, access to the roof space, built in storage cupboard, glazed panel doors to the landing and doors to:

DOUBLE BEDROOM

12' 9" x 10' 4" Max (3.89m x 3.15m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling and pedestal wash hand basin with tiled splash backs.

DOUBLE BEDROOM

10' 7" x 9' 2" Max (3.23m x 2.79m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard and smooth ceiling.







DOUBLE BEDROOM

12' 9" x 12' 2" Max (3.89m x 3.71m) Currently used as a sitting room but could easily be used as a further bedroom or study space, finished with feature fire place, fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, built-in storage cupboard, smooth ceiling.

KITCHEN/BREAKFAST ROOM

12' 2" x 11' 6" (3.71m x 3.51m) Fitted base level storage unit with inset stainless steel sink and drainer unit with mixer tap, range of freestanding kitchen units, tiled splash backs, space for fridge/freezer, space for breakfast table, feature fire place, fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, built-in storage cupboard, smooth ceiling.

FAMILY BATHROOM

Two piece suite comprising pedestal hand wash basin, panelled bath with thermostatically controlled shower, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to rear, smooth ceiling.

CLOAKROOM

Low level W.C, fitted carpet, radiator, uPVC obscure double glazed window to rear, smooth ceiling.

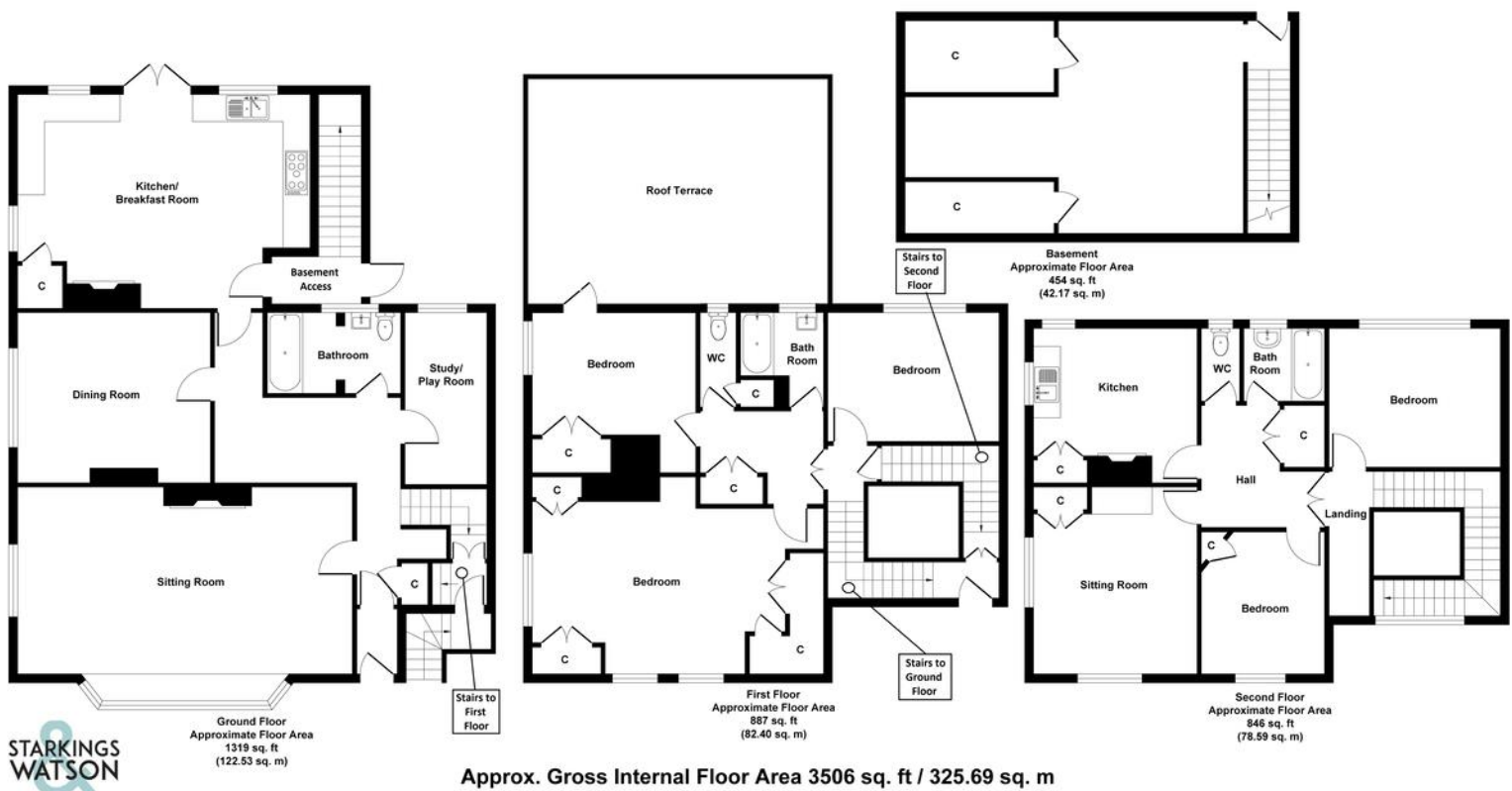
BASEMENT

21' 9" x 15' 10" (6.63m x 4.83m) A useful basement accessed from a staircase from the kitchen/breakfast room and also from the rear garden. This room provides very useful storage space and houses plumbing for the washing machine with power and light, connected and with two self contained storage areas, perfect for coal or logs if a wood burner or open fire was installed. This space also provides further scope for additional accommodation or workshop space if required.

OUTSIDE

The property occupies a prominent corner plot position with established lawned gardens to the rear, with paved patio, outside light, tap, range of useful storage sheds, pedestrian gate to the side of the property, access to the front of the property and a range of maturing trees including a stunning willow tree.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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