

LAYER CLOSE

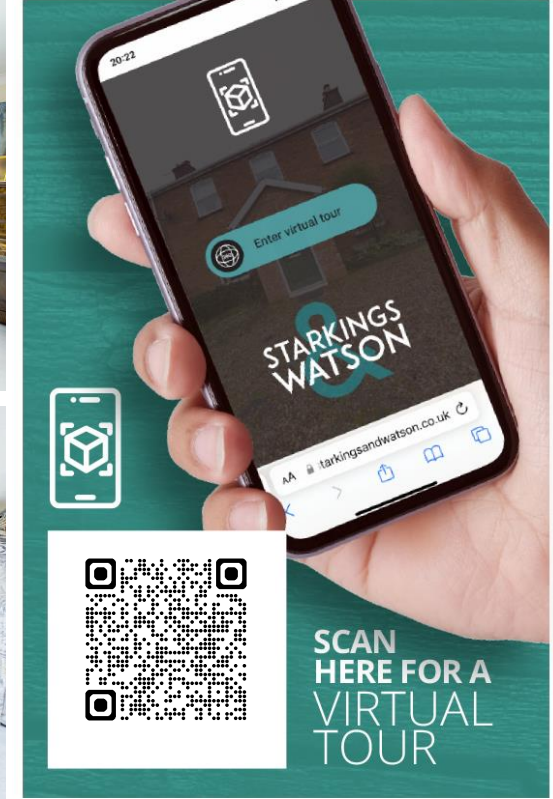
Norwich NR5 9NS

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- Detached House
- Dual Aspect Sitting Room With Multi Fuel Burner
- Open Plan Kitchen & Family Room
- Separate Dining Room, Utility & Study
- Four Double Bedrooms
- Family Bathroom & En-suite
- Private & Enclosed Rear Garden
- Off Road Parking & Double Garage

IN SUMMARY

With OVER 2000 SQ FT (stms), this substantial HOME is a RARE FIND, boasting FOUR DOUBLE BEDROOMS all measuring 13' with BUILT-IN WARDROBES and FURNITURE. Pleasantly situated and perfect for access to the UEA, Spire Hospital and UNIVERSITY HOSPITAL only some 7 MINUTES AWAY by car and less than 3 MINUTES from the RIVER YARE and Bowthorpe Southern Park on foot! The accommodation IMPRESSES from the second you step inside with the ENTRANCE HALL enjoying a view up to the GALLERIED LANDING and with doors into the SITTING ROOM which has an IMPOSING exposed brickwork FIREPLACE with timber beam, dining room, KITCHEN/BREAKFAST ROOM with a FAMILY ROOM SEATING AREA to one end, and FRENCH DOORS out to the rear garden. Adjacent to this, there is a UTILITY ROOM, HOME OFFICE and CLOAKROOM with a personnel door to garage. Heading upstairs an en suite leads off the main bedroom, with four in total, along with the FAMILY BATHROOM. Parking is provided to front of the 20' SQUARE DOUBLE GARAGE, whilst to rear a NON OVERLOOKED GARDEN is landscaped and SOUTH FACING.

LOCATION

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You also have the Longwater Retail park just a 10 minute drive away, offering a full range of retail outlets. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11 and ideally situated for the Norfolk & Norwich University Hospital.

DIRECTIONS

You may wish to use your Sat-Nav (NR5 9NS), but to help you...Leaving the A47 following signs for the University Hospital, join Watton Road heading towards Norwich, at the traffic lights before the road becomes Earham Road, turn left onto Old Watton Road which becomes Tollgate Way. Take the first left at the roundabout and then straight over at the next two roundabouts turning right onto Bendish Way finally right onto Layer Close where the property can be found on the right hand side.

Set back from the road and approached via a generous parking area to the front of the double garage, there is side gate into the rear garden and a porch over the main entrance.

Entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, uPVC double glazed window to front, telephone point, stairs to first floor landing, built-in storage cupboard, coved ceiling with recessed spotlights, doors to:

SITTING ROOM

19' 6" x 13' Max (5.94m x 3.96m) Cast iron multi-fuel burner with tiled hearth and timber beam, fitted carpet, radiator x2, uPVC double glazed window to front, uPVC double glazed window to rear, television point, coved ceiling with recessed spotlights.

DINING ROOM

13' x 9' 6" Max (3.96m x 2.9m) Fitted carpet, radiator, uPVC double glazed French doors to rear, coved ceiling.

KITCHEN/BREAKFAST ROOM

26' 2" x 13' 4" (7.98m x 4.06m) Fitted 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, waste disposal unit, tiled splash backs, inset gas hob, built-in eye level electric double oven, integrated fridge/freezer, integrated dishwasher, space for breakfast table, space for soft furnishings, fitted carpet, vinyl flooring, radiator, uPVC windows to front, side and rear with uPVC French doors out to the garden. Television point, fibre internet socket, coved ceiling, double doors to dining room, door to:

UTILITY ROOM

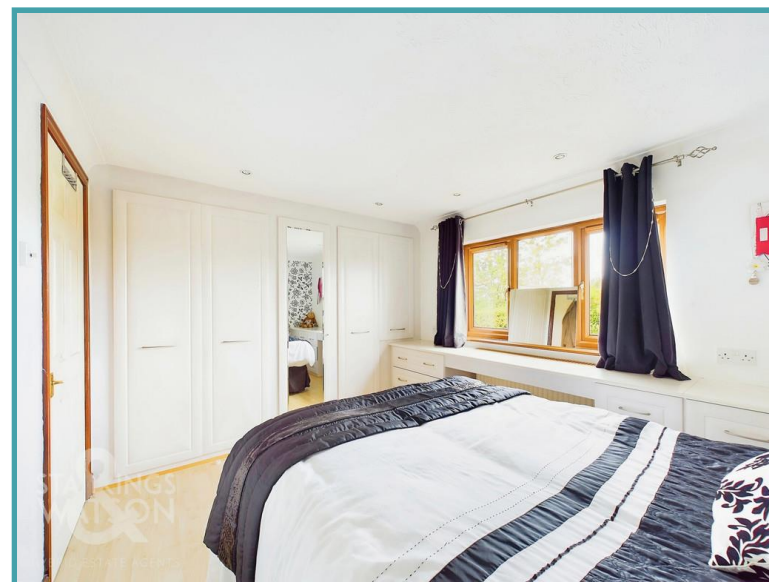
11' 3" x 7' 5" Max (3.43m x 2.26m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for fridge/freezer, space for washing machine, space for tumble dryer, tiled flooring, radiator, uPVC double glazed window to rear, built-in storage cupboard, door to back garden, door to double garage, doors to:

STUDY

8' 2" x 6' 5" (2.49m x 1.96m) Fitted carpet, radiator, velux window to side, recessed spotlighting.

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, tiled splash backs, shaver point, tiled flooring, radiator, velux window to side, recessed spotlighting.



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STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in airing cupboard with immersion heater, coved ceiling with recessed spotlights and loft access hatch.

DOUBLE BEDROOM

13' 1" x 8' 6" Max (Into Wardrobe)(3.99m x 2.59m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, built-in double wardrobe, coved ceiling.

DOUBLE BEDROOM

13' 1" x 9' 6" Max (Into Wardrobe)(3.99m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in triple wardrobe, coved ceiling.

DOUBLE BEDROOM

13' 1" x 9' 6" Max (Into Wardrobe) (3.99m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to rear, range of built-in bedroom furniture, coved ceiling with recessed spotlights.

DOUBLE BEDROOM

13' 1" x 9' 6" Max (Into Wardrobe)(3.99m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to rear, range of built-in bedroom furniture, coved ceiling with recessed spotlights.

EN SUITE

9' 7" x 6' 3" Max (2.92m x 1.91m) Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with twin head thermostatically controlled rainfall shower, tiled walls, shaver point, tiled flooring, heated towel rail, velux window to side, recessed spotlights and extractor fan.

FAMILY BATHROOM

Four piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer tap, shower cubicle with electric shower, tiled splash backs, shaver point, vinyl flooring, heated towel rail, uPVC obscure double glazed window to front, recessed spotlighting and extractor fan.

OUTSIDE

The rear garden has been perfectly planted to create a non overlooked garden which is south facing. Landscaping has been carried out through the years with generous areas of patio, lawn and mature plantings for colour. There are French doors into the main property meaning you can blend outside and in when entertaining.

DOUBLE GARAGE

20' x 20' (6.1m x 6.1m) Up and over door to front x2, storage above, Gas Boiler, power and lighting.

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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Approx. Gross Internal Floor Area 2002 sq. ft / 185.98 sq. m

