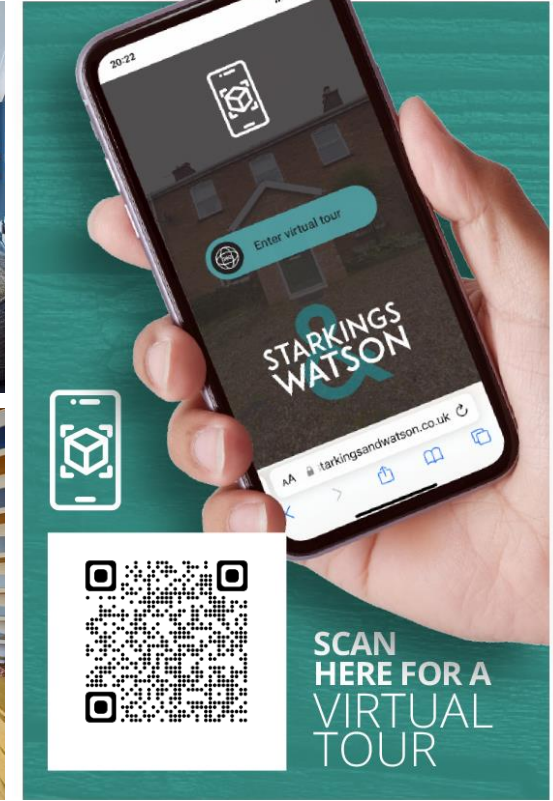


# LINDLEY STREET Norwich NR1 2HF

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



- Modern Two Bedroom Terrace Property
- Extensive Roof Works & New Boiler Installed
- Unique Open Plan Sitting/Dining Room
- Fantastic Kitchen & Bathroom
- Two Well Proportioned Bedrooms
- Garage to Rear
- Enclosed South Facing Rear Garden
- Walking Distance to City Centre

This mid-terrace home with GARAGE and PARKING has been LOVINGLY MAINTAINED, boasting a BEAUTIFUL WARM and INVITING INTERIOR, with OPEN PLAN LIVING at its VERY BEST! Extensive works have been completed, including the FRONT of the ROOF being re-felted and the chimney re-leaded in 2021. and a new BOILER in 2023. From its painted facade with ATTRACTIVE TIMBER SHUTTERS to the sitting room window, the main entrance door opens up to the UNIQUE 27' OPEN PLAN sitting/dining room with fitted carpet and FEATURE FUNCTIONING FIRE PLACE, and RAISED WOOD FLOORED dining area. Stairs lead up, with a door to the MODERN KITCHEN with SPACE for all your APPLIANCES. The landing area offers an IDEAL STUDY SPACE, with doors to TWO BEDROOMS including the MAIN BEDROOM with twin BUILT-IN WARDROBES, and FAMILY BATHROOM with CHARACTERFUL steps leading down, where a BATH with SHOWER can be found. To the outside, the BI-SECTED GARDEN has been laid to lawn, with access to the 18' GARAGE.

#### LOCATION

Lindley Street offers a real community feel, with many young families on the street, whilst being a neighbourhood watch area, with a Facebook groups for neighbourhood watch and social events (including annual street party and Christmas calendar window displays). Situated to the South of Norwich, the property is located within walking distance from the City Centre, with a range of local amenities nearby. The property is also close to the Ring Road, with good access to both the A47 and A11, meaning this home is perfect for those who travel for work.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR1 2HF), but to help you...On leaving Norwich City Centre via All Saints Green (which becomes Surrey Street), turn left onto Queens Road and right onto Hall Road. Continue along, turning left onto Lindley Street, where the property can be found on your right hand side, indicated by our For Sale board.

With a courtyard frontage which offers mature planting and hedging, a brick walled frontage encloses the property, with the rear access located adjacent, with a security gate soon to be installed by the neighbouring property.

uPVC obscure double glazed entrance door to:

#### SITTING ROOM

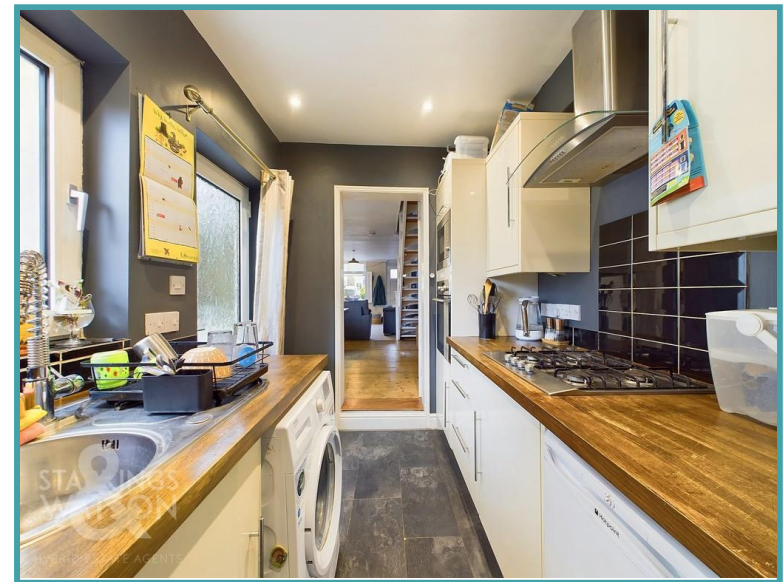
27' 5" x 11' 11" Max. (8.36m x 3.63m) Offering a complete open plan layout to the dining room, the sitting area offers a feature cast iron open fire place with timber surround, fitted carpet, radiator, uPVC double glazed window to front with shutters, television and telephone points, smooth covered ceiling, open plan to:

#### DINING ROOM

With a raised stripped wood flooring, radiator, stairs to first floor landing, uPVC double glazed window with shutters to rear, built-in storage cupboard, smooth covered ceiling, door to:

#### KITCHEN

9' 11" x 6' 4" (3.02m x 1.93m) Modern fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink with mixer spray tap, tiled splash backs, inset gas hob with extractor fan, built-in eye level electric oven and microwave, tiled effect flooring, space for fridge, freezer, dishwasher and washing machine, wall mounted gas fired central heating boiler (installed 2023), uPVC double glazed window to side, uPVC obscure double glazed door to side, smooth ceiling with recessed spot lights.



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



#### STAIRS TO FIRST FLOOR LANDING

Offering a useful storage or study space, fitted carpet, coved ceiling with loft access and partial boarding, doors to:

#### DOUBLE BEDROOM

11' 11" x 10' 11" Max (3.63m x 3.33m) Stripped wood flooring, radiator, uPVC double glazed window to front, built-in double wardrobes x2 with storage above, coved ceiling.

#### DOUBLE BEDROOM

15' 2" x 6' 2" (4.62m x 1.88m) Wood effect flooring, radiator, uPVC double glazed window to rear, coved ceiling.

#### FAMILY BATHROOM

White three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage drawers under and mixer tap over, panelled bath with mixer shower tap and glazed shower screen, tiled splash backs, wood effect flooring, heated towel rail, uPVC obscure double glazed window to rear, built-in airing cupboard, coved ceiling with recessed spot lights.

#### OUTSIDE

The property offers a south facing bi-sected rear garden, with a hard standing courtyard adjacent to the kitchen. A timber gate leads to the main lawned garden, with mature planting and hedging, and a pathway leading to the garage and log store.

#### GARAGE

18' 6" x 9' 8" (5.64m x 2.95m) Up and over door to front, window and door to rear, power and lighting. A hard standing driveway for a small vehicle can be found in front of the garage

#### AGENTS NOTE

The vendor has advised that historic underpinning was completed in 1993. The previous vendors purchased the property in 2014, with a full survey, mortgage approval, and insurance which they deem to be normal in terms of cost. Our vendors as first time buyers had no issues with purchasing the property.

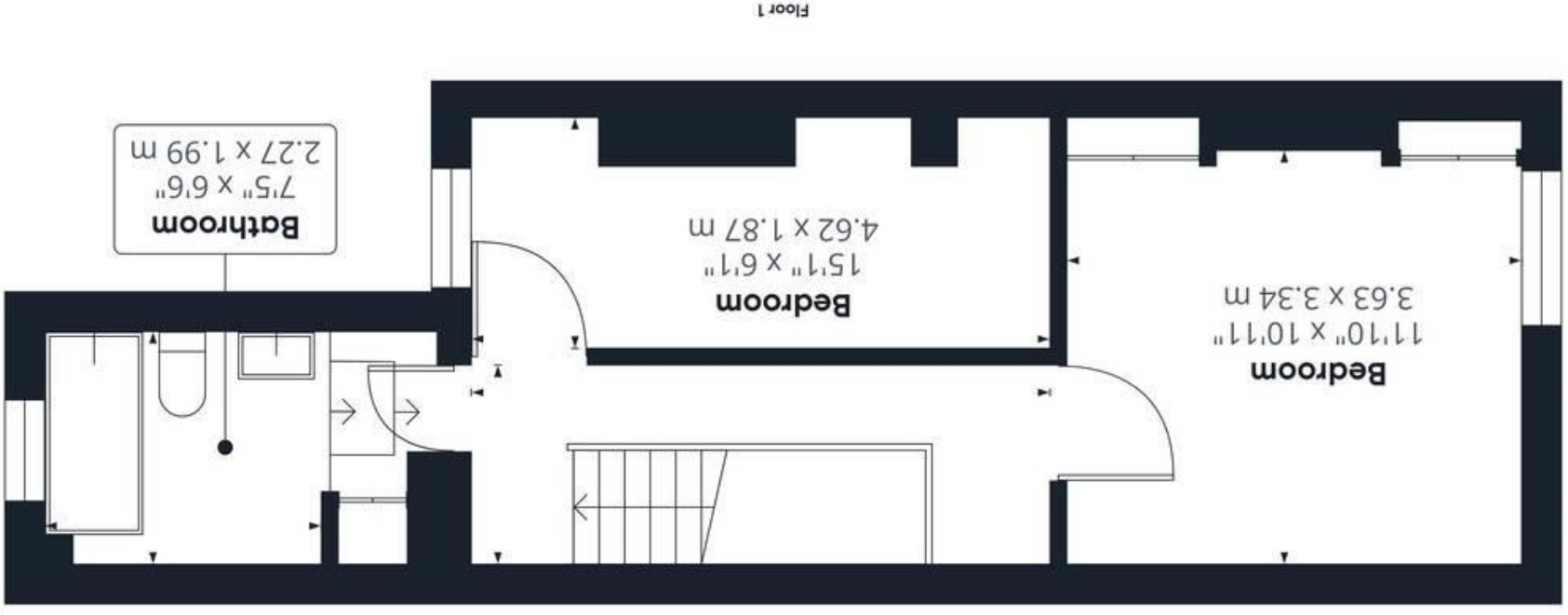
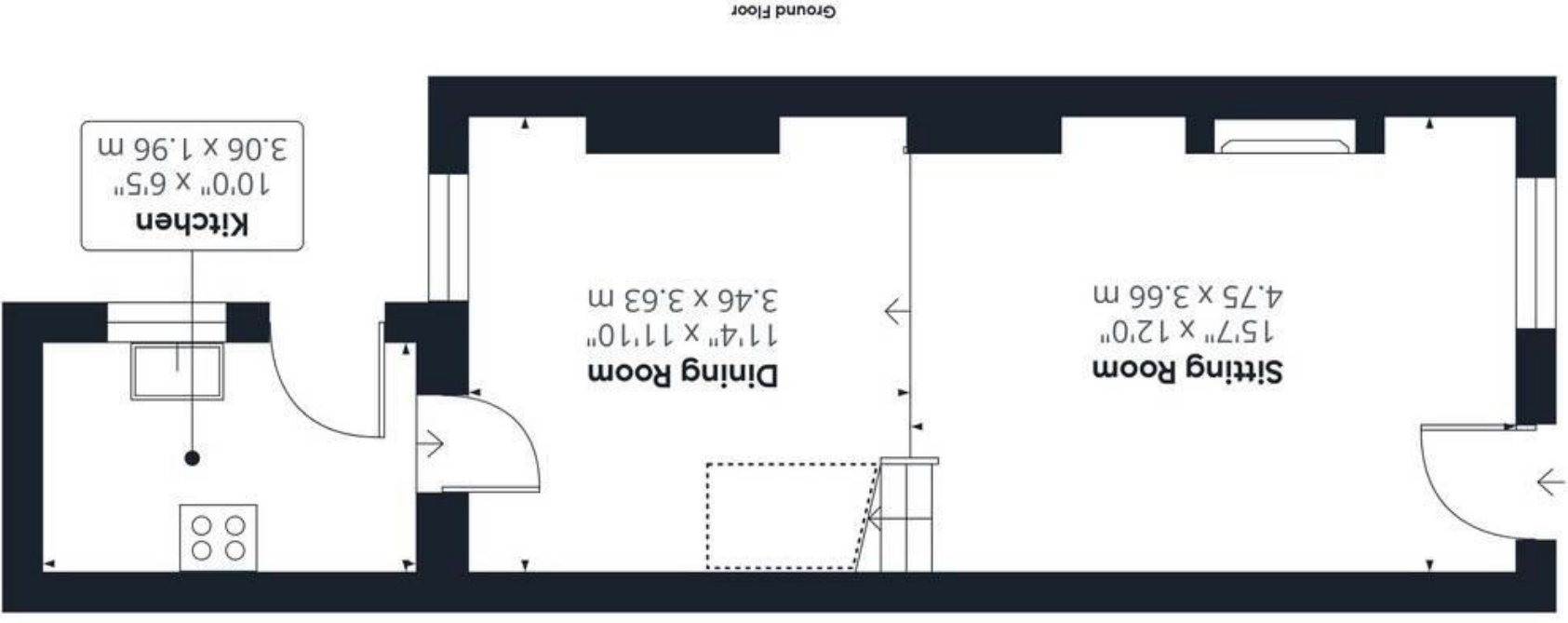
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Price:



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Approximate total area<sup>1)</sup>  
734.9 ft<sup>2</sup>  
68.27 m<sup>2</sup>

Reduced bedroom  
15.15 ft<sup>2</sup>  
1.41 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom  
(below 1.5m/4.92ft)

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.