



## Bolingbroke Road, Norwich

Guide Price £270,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Semi-Detached Family Home
- ✓ Extended Open Plan Layout
- ✓ Three Reception Rooms
- ✓ Fitted Kitchen
- ✓ Three Bedrooms
- ✓ Family Bathroom with Shower
- ✓ Lawned Garden with Decking
- ✓ Large Sweeping Driveway

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

**STARKINGS  
&  
WATSON**



### IN SUMMARY

With over 1130 sq ft (stms) of accommodation, this EXTENDED and OPEN PLAN family home offers a CORNER PLOT with a LARGE FRONTAGE and PARKING, and a landscaped GARDEN with decking and lawns. Located to the NORTH of NORWICH, close to the CITY and great road links including the inner ring road. The LAYOUT is perfect for those who seek VERSATILE rooms and potential for HOME WORKING or PLAY ROOMS. The porch entrance leads to an inner hall with a WARM and COSY SITTING ROOM, and double doors into the GARDEN ROOM which is 21' in length. Sweeping around there is a ground floor cloakroom, kitchen and open plan dining area. Upstairs the THREE BEDROOMS lead off the landing with a family bathroom including a shower over the bath.

### SETTING THE SCENE

With a wide sweeping corner plot frontage, a large parking area can be found with mature hedging and a variety of planting. Set back from the road on a small residential road, space leads to the side of the property, with a rear garden beyond.

### THE GRAND TOUR

Stepping inside the property has a split entrance including a porch and hallway. The stairs are directly in front of you, whilst doors lead to either side. Starting to the left, the warm and cosy sitting room is finished with a smooth plastered ceiling and feature spot lighting. Double doors lead into the 21' long garden room which offers a number of windows to side and rear, and further

doors to the decked seating area. A useful cloakroom leads to one side, with a handy breakfast bar or utility area. An opening leads to the kitchen which includes a range of modern wall and base level units with solid wood work surfaces and a ceramic sink. The kitchen units wrap around the wall into the dining room, which also couples as a study space, allowing the garden room to house soft furnishings and a table. Heading upstairs, the property is finished with gas fired central heating and uPVC double glazing, with three bedrooms off the landing and a modernised family bathroom including a shower over the bath.

### THE GREAT OUTDOORS

Leaving the garden room via sliding doors you will find a generous decked area with mature borders to the side. This steps down towards a hard standing pathway and generous lawned area with mature planting and various fruit trees. The garden also benefits from a useful timber storage shed and side access.

### OUT & ABOUT

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the cul-de-sac, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors' surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

## FIND US

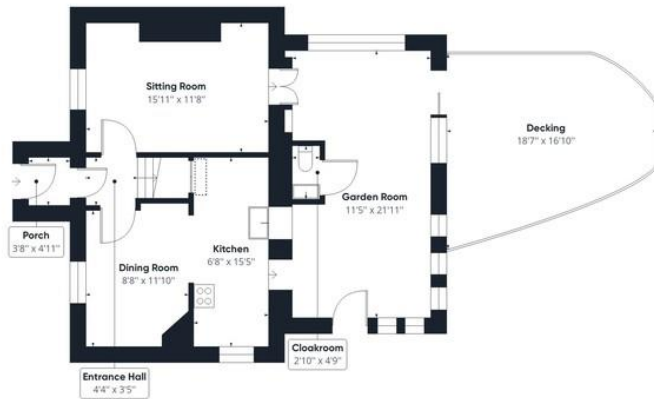
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What3Words : ///money.task.nobody

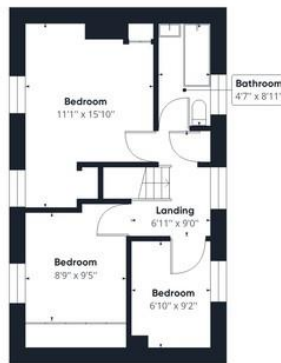
## AGENTS NOTE

A small section of the garden is currently rented from the local authority for £100 PA. The garden is enclosed and flow seamlessly and would be of little use to anyone else. Potential purchasers long term may wish to consider attempting to purchase the land at a later date.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1133.01 ft<sup>2</sup>

Reduced headroom  
3.24 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents Note: 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