

WINCHCOMB ROAD

Norwich NR2 3UF

Freehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



20:22

Enter virtual tour

STARKINGS & WATSON

starkingsandwatson.co.uk

SCAN HERE FOR A VIRTUAL TOUR

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- No Chain!
- Semi-Detached Home
- Sitting Room with Study Space
- Kitchen/Breakfast Room
- Three Bedrooms
- Cloakroom & Bathroom
- Outbuildings
- Large Lawned Garden

IN SUMMARY

NO CHAIN. Ready to MOVE-IN, this spacious SEMI-DETACHED HOME is located just off the INNER RING ROAD for easy access to the CITY and surrounding suburbs, whilst the REAR GARDEN is PRIVATE. There is ample ON ROAD PARKING surrounding the property. Internally the property is finished with uPVC double glazing and gas fired central heating, with the hall leading to the sitting room, offering a useful study/dining area, with the kitchen adjacent. Upstairs the three bedrooms, cloakroom and family bathroom lead off the landing. To the rear, BRICK SHEDS offer storage, with the garden paved and laid to lawn.

SETTING THE SCENE

In an elevated setting with lawned gardens and high level hedging to front, a pathway leads to the main property and rear gardens. Winchcomb Road is set just off Guardian Road which is a main arterial road into Norwich and the surrounding suburbs - great for access and local shopping.

THE GRAND TOUR

With a uPVC door to front you immediately walk into the front entrance hall with a radiator and stairs which lead to the first floor including storage below. Tiled flooring can be found underfoot, and the kitchen is open plan with a range of modern wall and base level units including a gas hob and electric cooker. Space is in place for the other appliances, and a window and door lead to the rear garden. The sitting room has been handily split into two sections, firstly with wood effect flooring and a feature fire place, opening to a study/dining area - all centrally heated and with uPVC double glazed French doors onto the rear garden. Upstairs, three bedrooms lead off the landing which include two with storage, along with a cloakroom and modernised family bathroom with a shower over the bath.

THE GREAT OUTDOORS

Stepping outside a great sized patio area is included which is perfect for alfresco dining and outside entertaining. Doors lead to the two brick sheds, with a timber gate to the side. A raised flowerbed offers planting, with steps to the main lawned garden, enclosed with timber fencing and mature high level hedging.

OUT & ABOUT

Located to the West of Norwich, a variety of local amenities are within walking distance including pubs, shops, schooling, shopping centres, local takeaways, University of East Anglia and Norfolk and Norwich University Hospital. Transport links into Norwich are



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



excellent and access can be gained to the A47 and A11.

FIND US

Postcode : NR2 3UF

What3Words : ///tune.economies.bits

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of 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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area (1) 819.29 ft²</p> <p>Reduced headroom 3.02 ft²</p>	<p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p>
---	---	---	---	--

