



**STARKINGS
WATSON**
HYBRID ESTATE AGENTS



Mornington Road, Norwich

Guide Price £350,000 - £375,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain Mid-Terrace Home
- ✓ Walking Distance to Norwich
- ✓ Kitchen with Utility Area
- ✓ Period Home with Bay Window
- ✓ Exposed Brickwork Fireplace
- ✓ Bathroom & Ground Floor Cloakroom
- ✓ Three Bedrooms & Dressing Room
- ✓ Garden to Front & Rear

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



IN SUMMARY

MOTIVATED VENDOR. Positioned within **WALKING DISTANCE** to Norwich City Centre, this **HALL ENTRANCE** terraced home has **THREE BEDROOMS** and **FAMILY BATHROOM OFF LANDING**. With **RENOVATED** accommodation including an updated and **CONTEMPORARY DECOR**, the property has been tastefully furnished in keeping with the **PERIOD FEATURES** on display. A **MODERN FITTED KITCHEN** can be found to rear adjacent to the **DINING ROOM** with a utility space and **CLOAKROOM**. The **SITTING ROOM** enjoys a **BAY FRONTED WINDOW** and an **EXPOSED BRICKWORK FIREPLACE** as a centre point to the room. With a garden to rear for entertaining this property is perfect for **CITY LIVING**.

SETTING THE SCENE

This bay fronted home is approached via a low level brick wall and picket fencing with a planted front garden. Adjacent there is Victorian black and red path tiles leading to the front door, which are a wonderful remind of the period in which the property was built.

THE GRAND TOUR

Once inside the wood flooring has been painted in contrast to the painted white walls. Into the sitting room, there is matching flooring and a central exposed brickwork fireplace. The room is flooded with natural light through the Victorian bay fronted windows. Passing the stairs and heading into the

dining room there is a built-in storage cupboard, ample space for a dining table and sideboard for storing all items needed when entertaining. The kitchen is the heart of this home with solid wood work surfaces at base level and shelving in place above the counter which ensures the high ceilings can really be appreciated, and the light the two windows and door bring into the room is allowed to be showcased. With a stainless steel sink and integrated cooking appliances in the main kitchen, there is an adjacent utility room for white goods and leading into the ground floor cloakroom,. Upstairs the two double and one single bedroom are accessed off the landing and there is a study/dressing room adjacent to the main bedroom which could be knocked through and included in the room if required.

THE GREAT OUTDOORS

The rear gardens are laid to shingle with a hard standing footpath leading to the rear access. With flowerbeds created by the vendor which have been planted and will come into their own during the spring/summer months. All tools required for the garden jobs can be stored in the timber shed which has a concrete base.

OUT & ABOUT

Situated just off the inner ring road, the property enjoys fantastic amenities within walking distance, including, shops, schooling and bus routes, whilst vehicular access into Norwich City Centre, and onto the A47/A11 is only a short drive. The UEA, City College and Norfolk & Norwich University Hospital are within close proximity.

FIND US

Postcode : NR2 3ND

What3Words : ///allow.weds.fact

VIRTUAL TOUR

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

AGENTS NOTE

Parking is available by purchasing a permit from Norwich City Council. The EPC rating for this property was carried out before renovations and replacements windows were added.





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