

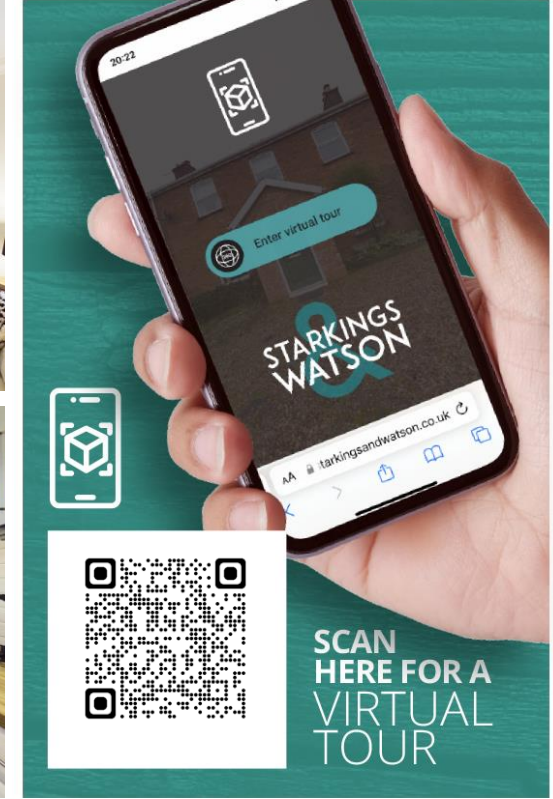
OVERBURY ROAD

Hellesdon, Norwich NR6 5LB

Freehold | Energy Efficiency Rating : C

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STARKINGS & WATSON

- Extended Semi-Detached Home
- Garden Room/Home Office
- 2/3 Reception Rooms
- Kitchen with Velux Windows & French Doors
- Three Bedrooms
- Family Bathroom with Shower
- Sizeable Well Stocked Garden
- Ample Parking & Utility Garage

IN SUMMARY

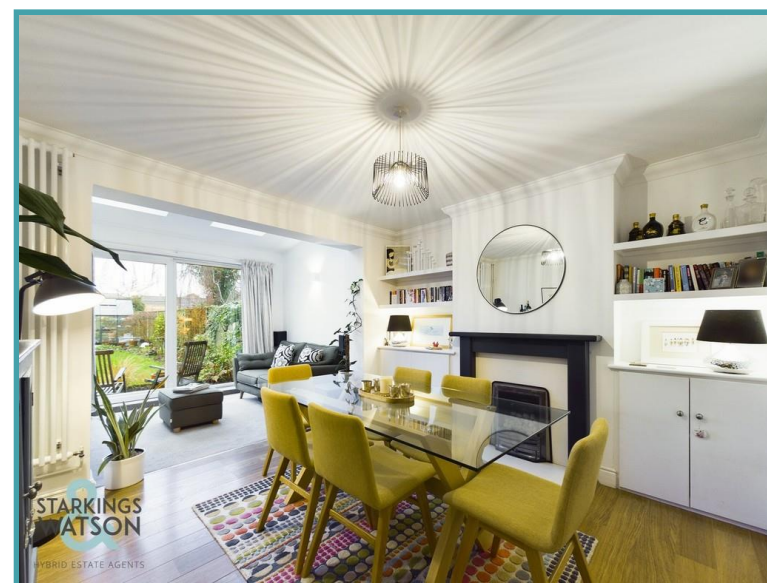
DRESSED TO IMPRESS! This period semi-detached home offers over 1200 Sq ft (stms) of accommodation with an ATTRACTIVE BAY FRONTED SITTING ROOM, flexible accommodation and a useful GARDEN ROOM/HOME OFFICE. With a STYLISH DECOR the property has been EXTREMELY WELL MAINTAINED and is centred on COMFORTABLE LIVING and a BEAUTIFUL GARDEN. Internally the hall entrance offers storage, with the BAY FRONTED SITTING ROOM also offering a WOOD BURNER. The DINING ROOM and SNUG are OPEN PLAN and versatile in their layout, with WOOD FLOORING and a further feature fire place. The SNUG offers PANORAMIC GARDEN VIEWS and is flooded with NATURAL LIGHT through the two VELUX WINDOWS. The KITCHEN is next door and offers an EXTENSIVE RANGE of storage finished in CONTRASTING COLOURS, with a CONTEMPORARY GAS HOB and further FRENCH DOORS. Upstairs, the THREE BEDROOMS lead off the landing, whilst the WELL PROPORTIONED BATHROOM offers storage and a SEPARATE SHOWER CUBICLE.

SETTING THE SCENE

With an arched brick entrance porch and the attractive bay front, the garden is laid to lawn with a shingle driveway and timber picket fencing to front. Located off main arterial routes through Norwich, this residential suburban location is both quiet and well served with local amenities.

THE GRAND TOUR

Heading inside you are immediately greeted by the striking hall entrance with feature paint work and wood flooring under foot. The stairs rise up with storage below, whilst doors lead at first to the bay fronted sitting room. With luxurious carpet and a cast iron wood burner, this comfortable, warm and inviting room is the perfect chill out space. Feature colours have been introduced along with useful storage shelving. Adjacent is the dining room which is open plan to the snug. The dining area easily houses a six seater table, whilst a feature fire place creates a centre point to the room with storage cupboards either side. A stylish vertical radiator creates intrigue, whilst the opening to the snug is flooded with natural light through the French doors and twin velux windows. The kitchen offers good storage and tiled splash backs, with a built in fridge freezer and space for other appliances. The cupboard fronts offer two contrasting colours, whilst the gas hob and eye level electric oven are built-in. Space is provided for a further table underneath two velux windows, and next to the French doors. Upstairs, the family bathroom is to rear, with tiled splash backs and a separate shower cubicle. Storage is built-in under the



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sink and a towel rail finishes the room. The rear bedroom is double in size and offers wardrobe space. The front double bedroom offers a feature fire place and wardrobe recess. The third bedroom is a single in size with a front facing window.

THE GREAT OUTDOORS

The rear garden has been well maintained and carefully planted over the years. From the rear extension a patio stretches across the width of the property, with planted borders and the main lawned garden. Heading up the garden, the borders lead to a further seating area and space for a green house, whilst outside power and water supplies have been installed. The garden room/home office is part of the garage, having been fully converted and insulated, with French doors to the side. A door internally leads to a useful utility space, which could also be a kitchenette for occasional guests.

OUT & ABOUT

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

FIND US

Postcode : NR6 5LB

What3Words : ///long.exit.simple

VIRTUAL TOUR

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

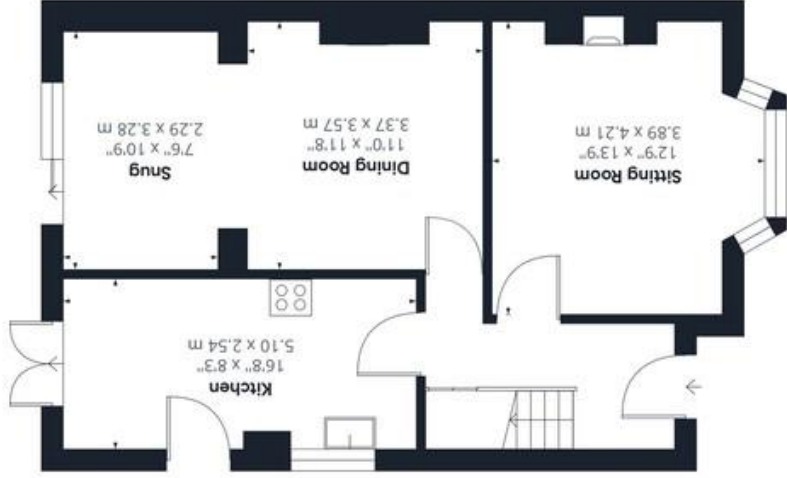
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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Approximate total area⁽¹⁾
1222.67 ft²
113.59 m²

(1) Excluding balconies and terraces

GIRAFFE360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.