

CALTHORPE ROAD

Near UEA, Norwich NR5 8RN

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE
PROPERTY



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STARKINGS
WATSON

- Semi-Detached Home
- Scope for Student Let
- Open Plan Kitchen/Dining Room With Snug
- Self Contained Studio Accommodation
- Five/Six Bedrooms
- Immaculate Finish Throughout
- Split Level Gardens
- Parking to Front

IN SUMMARY

PERFECT INVESTMENT for those looking at STUDENT ACCOMMODATION, with FIVE/SIX BEDROOMS in the current footprint and scope for additional bedrooms or a SELF CONTAINED ANNEXE to be created. With the 6 bedrooms HMO's currently achieving £3,500 PCM when furnished and fully let totalling £42,000 PA Gross! The accommodation has TWO RECEPTION ROOMS both open plan and with built-in kitchens, a UTILITY/LAUNDRY ROOM and then the entrance hall. Upstairs FIVE BEDROOMS of which has an EN SUITE are accessed off landing and a FAMILY BATHROOM. Private gardens are provided to rear with parking and ADDITIONAL GARDENS to front.

SETTING THE SCENE

Approached via a hard-standing driveway, there are steps leading to the front door and side access to the rear garden. The front garden is laid to lawn and set behind a low level brick wall.

THE GRAND TOUR

Passing through the composite entrance door the hall has a wonderful high quality wood effect flooring underfoot and the stairs leading to the first floor. A useful space has been created under the stairs by not boxing in which can be used as storage for cloak and boots. A vertical radiator can also be found and doors into all the ground floor rooms including the potential annexe accommodation. In this room, there is a fitted kitchen, windows to side and rear as well as French doors to the garden. Ample space is provided for a bed if you chose to make this a self contained studio apartment with the breakfast bar offering a space to eat without the need for a dining table. The only thing missing for this to be an annexe is a shower room.... however, this could be created by halving the size of the utility/laundry room. The final space to the ground floor is a further open plan kitchen/sitting/dining room with a dual aspect and vaulted ceiling over the kitchen. Upstairs four bedrooms can be found with a study/store room all accessed off landing. One of the bedrooms is ensuite and there is a separate family bathroom with rolled top bath.

THE GREAT OUTDOORS

The rear garden has been landscaped and shaped to accommodate a natural slope of the garden. There is now a generous patio which runs across the rear of the property, a raised lawn which is accessed via steps and a further set of steps leads to a storage shed.



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OUT & ABOUT

Situated within a popular residential area between West Earlham, Costessey and the UEA and on the outskirts of Norwich, this location is popular for families and students alike. The property is only a 10-minute walk to the UEA and in the other direction you find all the local amenities that Costessey offers such as shops, hardware store, post office, convenience store etc. Local schooling is located close by up to secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

FIND US

Postcode : NR5 8RN

What3Words : ///bucked.sends.appear

VIRTUAL TOUR

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

AGENTS

The EPC reports this property as System Built. It is recommended that potential purchasers do their own investigations into if the property is able to be mortgaged under their current choice of lender.

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⁾
 1501.82 ft²
 139.52 m²

Reduced bedroom
 14.34 ft²
 1.33 m²

(1) Excluding balconies and terraces

Reduced bedroom
 (below 1.5m x 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.

