

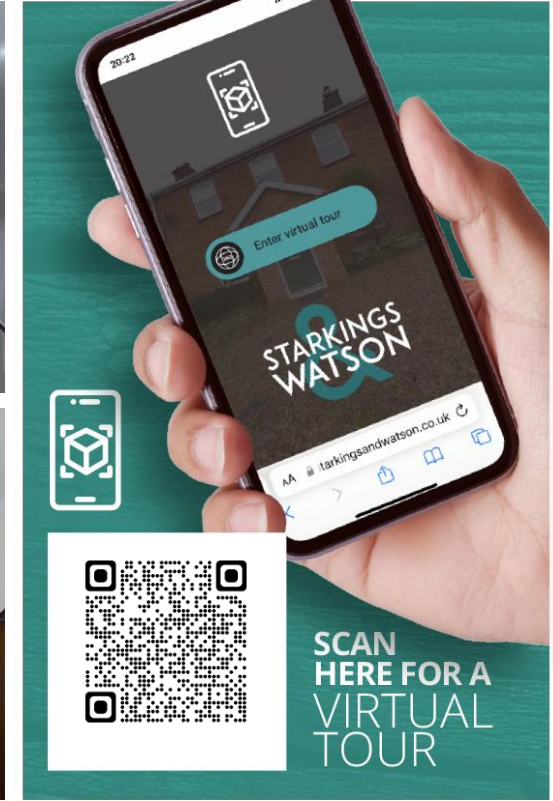
RECREATION GROUND ROAD

Norwich NR7 8EN

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



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STARKINGS
WATSON

- Semi-Detached Home
- Home Office/Annexe Attached
- Excellent Location Near Schooling
- Some Modernisation Required
- Sitting, Kitchen & Dining Room
- Three Bedrooms with Scope for More
- Off Road Parking & Gardens
- Carport with Door to Front

IN SUMMARY

This SEMI-DETACHED HOME with ANNEXE/HOME OFFICE has been in the family for almost 70 years and WHY WOULD YOU MOVE, with schooling on the doorstep, SPROWSTON LIBRARY, RECREATION GROUND in walking distance and only a short drive from AMENITIES. The MUCH LOVED home is in need of MODERNISING which will allow a potential purchaser to PLACE THEIR OWN STAMP ON IT. A porch and hall entrance leads to the SITTING ROOM and separate DINING ROOM which has sliding patio doors to a CONSERVATORY. Finally to the ground floor a KITCHEN which also connects to the CONSERVATORY. Upstairs THREE BEDROOMS are accessed off landing and a FAMILY BATHROOM. There is scope to connect to the ANNEXE accommodation off this landing also if the HOME OFFICE/ANNEXE is not required and you wish to add to your main living space. The ANNEXE/HOME OFFICE has a treatment room, waiting room, SHOWER ROOM and separate W.C and underneath a carport which connects the parking to the GENEROUS REAR GARDENS.

SETTING THE SCENE

Positioned opposite the Sprowston Recreation Ground, this family home is approached via a shingle driveway providing parking for multiple vehicles and a carport with a door to front which connects to the rear garden.

THE GRAND TOUR

Stepping inside the porch there is a tiled floor with stained glass windows and doors leading into the hall. The hall has started its journey of renovation/updating with the carpets underfoot and the stairs already stripped ready for replacing. On your right a door leads to the sitting room which has an open fire and bow window facing to front. Continuing through the accommodation, the kitchen has a built-in double oven, electric hob with extractor fan and a red glass splash-back, and space for appliances. To the end of the room a door leads into the conservatory and on the right hand side a door takes you into the dining room which has sliding patio doors which also leads into the conservatory. Upstairs the shower room has a modern two piece suite with shower over bath and a glazed screen, adjacent there is a separate toilet. The main bedroom with built-in storage has a window facing to rear and the other two bedrooms face to front. There is a separate access to the annexe/home office with a hall and stairs leading to the first floor. Upstairs this space is currently laid out with a waiting room, W.C, shower room and treatment room. There is scope to connect the main accommodation by knocking through if required.



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THE GREAT OUTDOORS

The rear garden has a generous area of patio, a lawn and a space that could be used as a vegetable patch. There is scope to landscape, plant and shape the gardens to your requirements once purchased.

OUT & ABOUT

You will find Sprowston to the north of the City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pubs. Excellent public transport leads in and out of Norwich, along with a park and ride, and regular bus routes close by.

FIND US

Postcode : NR7 8EN

What3Words : ///handy.dimes.places

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⁾
 1552.70 ft²
 144.25 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.