

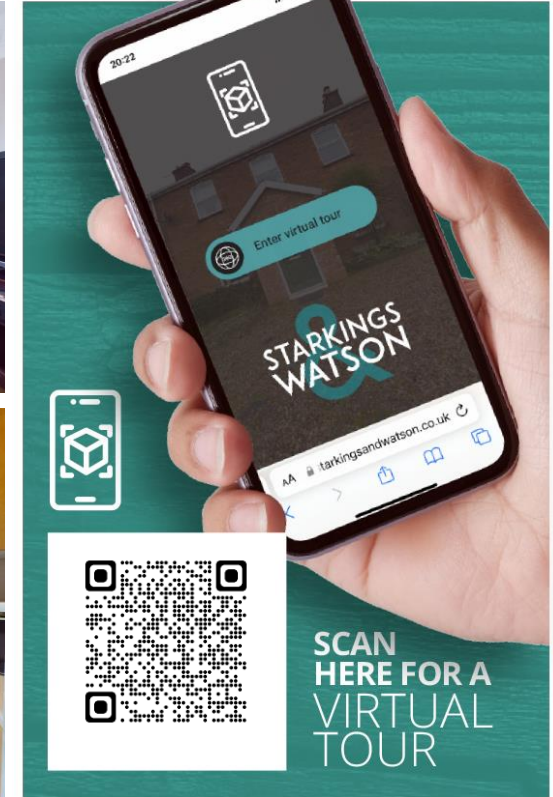
BEECHING CLOSE

Norwich NR1 2LF

Freehold | Energy Efficiency Rating : E

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

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- Mid-Terrace Home
- 14' Sitting Room
- Conservatory/Dining Room
- Fitted Kitchen
- Re-fitted Family Bathroom
- Four Bedrooms off Landing
- First Floor Cloakroom
- Enclosed Gardens

### IN SUMMARY

Close to 900 Sq. ft (stms) of accommodation with FOUR BEDROOMS off the LANDING, this spacious FAMILY HOME occupies a PRIME POSITION just off the inner ring road for EASY ACCESS to the CITY CENTRE, A47 and A11. With OVER THE PASSAGE accommodation, a DINING ROOM/conservatory extends the ground floor to even out the layout. OFF ROAD PARKING can be found to front with FURTHER on road PARKING possible given the tucked away cul-de-sac setting. Internally the HALL ENTRANCE leads to the 14' SITTING ROOM with windows to front and rear, the dining room/conservatory, FITTED KITCHEN and re-fitted FAMILY BATHROOM with a SHOWER over the bath. The first floor offers FOUR BEDROOMS and a CLOAKROOM all off landing. To the rear, the GARDENS are enclosed and include storage and a pond.

### SETTING THE SCENE

Situated in a cul-de-sac setting, parking can be found to front whilst an enclosed alley way provides access to the gardens.

### THE GRAND TOUR

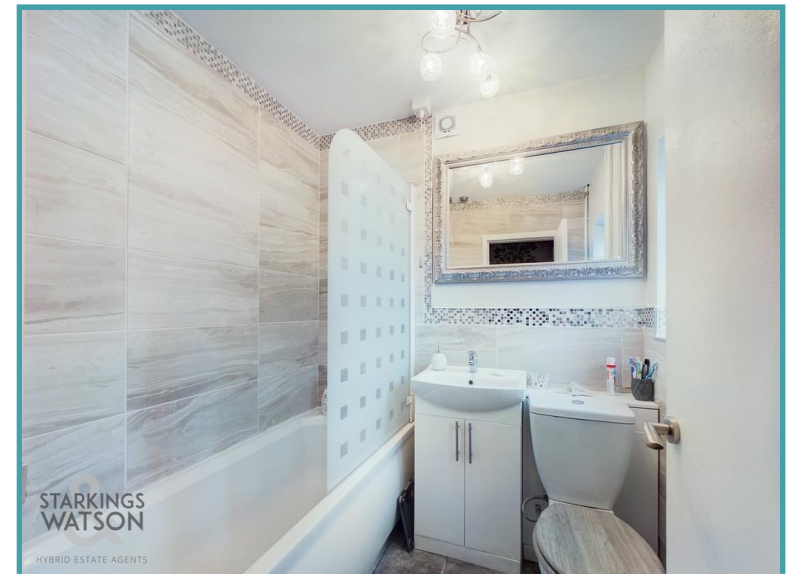
With a hall entrance to front, stairs lead to the first floor and a door heads into the sitting room. Finished with fitted carpet, a feature fire place and built-in cupboard, a door also leads to the conservatory/dining room which extends the living space and leads straight into the garden. The kitchen offers under stairs storage, a fully fitted range of kitchen cabinets and space for a fridge freezer and washing machine. The inset electric ceramic hob and electric oven are built-in. The family bathroom leads off with tiled splash backs and storage under the sink. Four bedrooms lead off the first floor landing, two facing to front and two to rear, all serviced by a cloakroom.

### THE GREAT OUTDOORS

The rear garden offers a mix of low maintenance paving and shingled areas, with gated boundaries and planting to both sides. A timber picket fence opens to a pond and working garden, with a timber built storage shed.

### OUT & ABOUT

Located on the fringes of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.



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



#### FIND US

Postcode : NR1 2LF

What3Words : ///certified.dome.remark

#### VIRTUAL TOUR

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

#### AGENTS OTE

The ground floor alley is owned by this property with a door to front, but with the neighbouring property having a right of way for access.

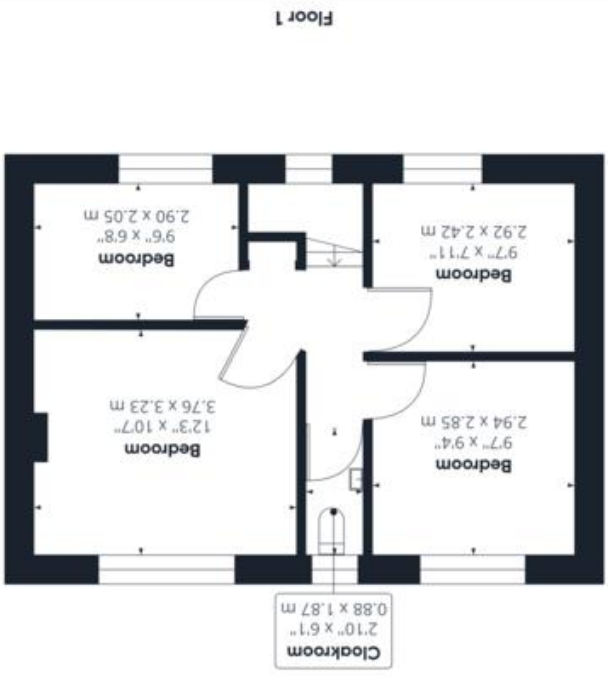
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Price:



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**GIRAFFE 360**

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(1) Excluding balconies and terraces

**Approximate total area<sup>(1)</sup>**

894.28 ft<sup>2</sup>  
83.08 m<sup>2</sup>

