

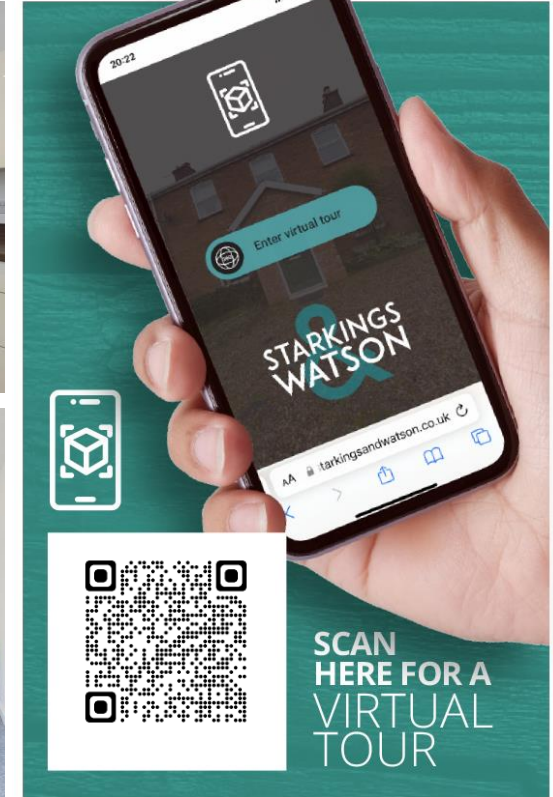
LADYSMOCK WAY

Norwich NR5 9FG

Freehold | Energy Efficiency Rating : B

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
- Built in 2020 - Still Under Warranty
- Close to A47 & Longwater
- Energy Efficient Air Venting System
- Two Double Bedrooms
- Walk in Wardrobe & En Suite
- Lawned Garden to Rear with Patio
- Communal Parking

IN SUMMARY

This ENERGY EFFICIENT semi-detached home FINISHED ONLY THREE YEARS AGO has HIGH PERFORMANCE DOUBLE GLAZING and an excellent air venting system! The property occupies a footprint which is larger than most THREE BEDROOM HOMES, but this one offers TWO LARGE DOUBLE BEDROOMS of which the main bedroom includes an EN-SUITE SHOWER ROOM with a WALK IN WARDROBE. The second bedroom spans 16' across the full depth of the property. On the ground floor, the SITTING ROOM, cloakroom and KITCHEN/DINING ROOM lead from central hallway. The INCREASED HEAD HEIGHT with this home makes it feel LIGHT AND SPACIOUS.

SETTING THE SCENE

Tucked away on Ladysmock way, the property has a parking area which is accessed off Poppyfields with a pedestrian footpath taking you to the main property. The footpath also leads to the rear garden with a timber gate for security and opposite the property, there is a footpath onto Clover Hill Road for easy access to the bus routes.

THE GRAND TOUR

Entering this wonderful home you are greeted with wood effect vinyl flooring underfoot which runs into the kitchen/dining room and cloakroom. The sitting room has a fitted carpet, dual aspect with windows facing to front and French doors to rear and provides ample space for soft furnishings and an entertainment unit to be added on the opposite wall. The current vendor used the white walls opposite for a screen with a projector providing a cinema experience. The cloakroom has a two-piece suite with space for a built-in freestanding storage unit to be added. Stepping into the kitchen/dining room, there is a breakfast bar which has been installed in one corner, opposite the cream wall and base level units which have copper handles to create a different finish. Integrated appliances include a fridge freezer and dishwasher, electric hob with a stainless steel splash back and extractor fan above. There is a useful storage cupboard to one corner and French doors leading to the rear garden. As you reach the top of the stairs, fitted carpet can be found on the landing which continues into both bedrooms and there is a built in double cupboard which houses the air venting system. The second bedroom is currently used as a home office, but with ample space for a double bed, fitted or freestanding bedroom furniture and lovely full height aluminium double glazed windows facing to front. The family bathroom has a three-piece suite with shower over bath and tiled splash-backs. The main bedroom with window to front, has a walk-in wardrobe which leads to an en suite shower room. which is finished with a three-piece suite and



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thermostatically controlled shower.

THE GREAT OUTDOORS

The rear garden is laid to lawn with a small area of patio outside the sitting room. Given the size of the plot, you could triple the size of the patio and you would still be left with a generous lawn. This garden really is a blank canvas for someone looking to further landscape if required.

OUT & ABOUT

The Norwich City suburb adjacent to Clover Hill, Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools. This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich Hospital and the University of East Anglia.

FIND US

Postcode : NR5 9FG

What3Words : ///loft.prop.models

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property is coming soon!

AGENTS NOTE

There is an annual management charge in the region of £210 for maintenance of communal green space.

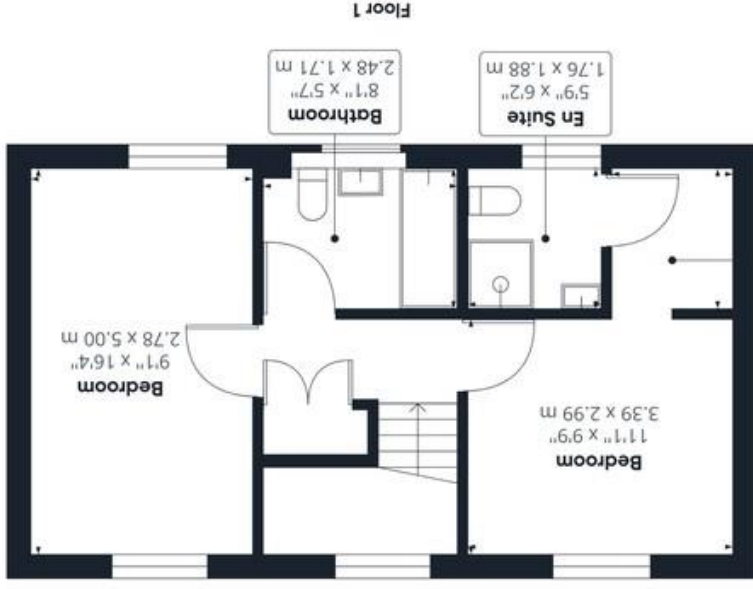
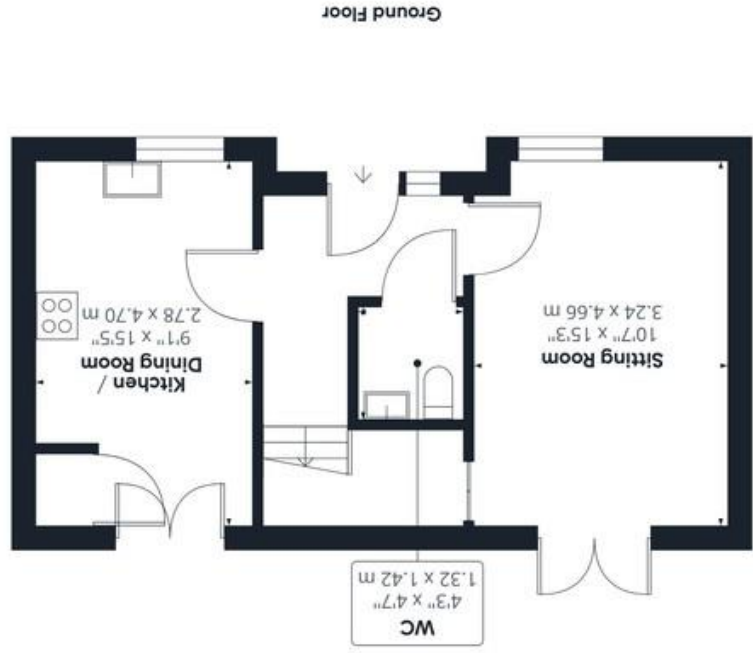
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Price:



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Approximate total area⁽¹⁾

842.11 ft²
78.23 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.