

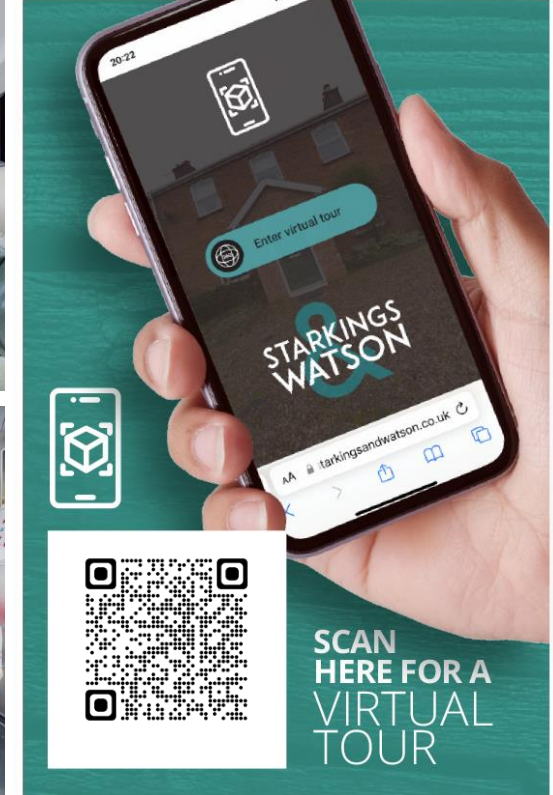
CREMORNE LANE

Norwich NR1 1TX

Freehold | Energy Efficiency Rating : C

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

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STARKINGS  
WATSON



- No Chain
- Mid-Terrace Home
- Extended Layout with Loft Conversion
- Twin Parking to Front
- Low Maintenance Gardens
- Hall Entrance with Cloakroom
- Three Bedrooms & Study Landing
- Two En Suite & Family Bathroom

### IN SUMMARY

NO CHAIN. This EXTENDED mid-terrace home offers over 1000 Sq. ft (stms) of accommodation with a LOFT CONVERSION allowing for a 21' MAIN BEDROOM with EN SUITE WET ROOM. The property offers SPACIOUS ACCOMMODATION, parking to front for two vehicles and a LOW MAINTENANCE GARDEN with storage. Internally the HALL ENTRANCE leads to the cloakroom and 16' SITTING ROOM with STORAGE under the stairs. The KITCHEN/DINING ROOM offers space for a table and FRENCH DOORS to the GARDEN. The first floor offers a LARGE STUDY LANDING where the third bedroom once stood, with TWO BEDROOMS, an EN SUITE shower room and family bathroom. The TOP FLOOR now offers the 21' MAIN BEDROOM with a range of built-in WARDROBES and EN SUITE WET ROOM.

### SETTING THE SCENE

A brick weave side-by-side driveway offers parking for two vehicles, whilst the property is tucked away at the end of a cul-de-sac. A pathway leads to the main entrance, whilst an access at the end of the terrace row leads to the rear garden.

### THE GRAND TOUR

Stepping inside the hall entrance, wood effect flooring runs under foot, with storage space for coats and shoes to the right and doors leading off. Firstly the cloakroom is on your left, with a two piece suite and tiled splash backs. The sitting room offers a front facing window with wood effect flooring running through the space, and a useful built-in storage cupboard under the stairs. A door leads onto the kitchen/dining room, offering a modern range of wall and base level units, with an inset gas hob and built-in electric oven. Space is provided for a dishwasher, fridge/freezer and washing machine, whilst the gas fired central heating boiler is wall mounted. A window and French doors lead onto the garden, with tiled flooring under foot for easy of cleaning. The first floor landing offers a carpeted space and great sized area with study space and stairs to the top floor. The family bathroom offers a three piece suite with tiled splash backs, with two bedrooms adjacent, one facing to the rear, and the other to front, with an en suite shower room. The top floor bedroom offers good head height despite being in the eaves, with a full range of built-in wardrobes, and a window and velux window facing to front and rear. The en suite wet room offers a tiled splash back and flooring.



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### THE GREAT OUTDOORS

The rear garden offers a fully enclosed and fenced space, with a good sized patio and raised artificial lawned area, with a rear access gate, and outside power.

### OUT & ABOUT

Located in the heart of Norwich City Centre this property provides 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.

### FIND US

Postcode : NR1 1TX

What3Words : ///heat.lied.carbon

### VIRTUAL TOUR

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

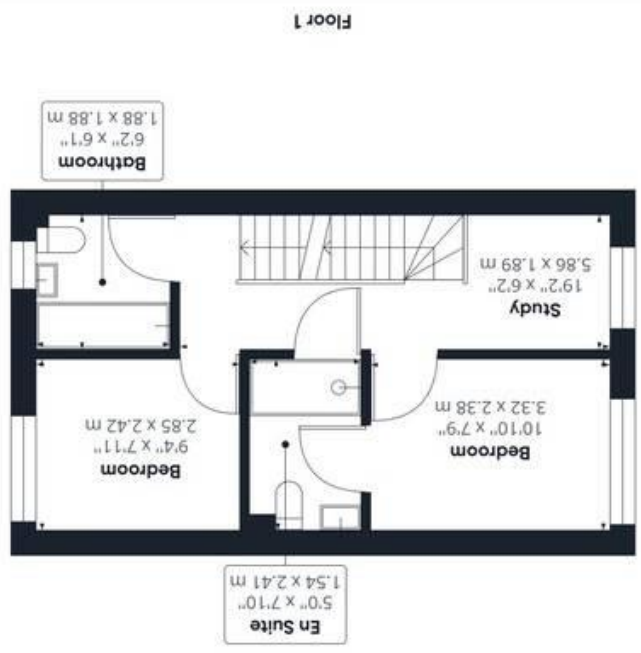
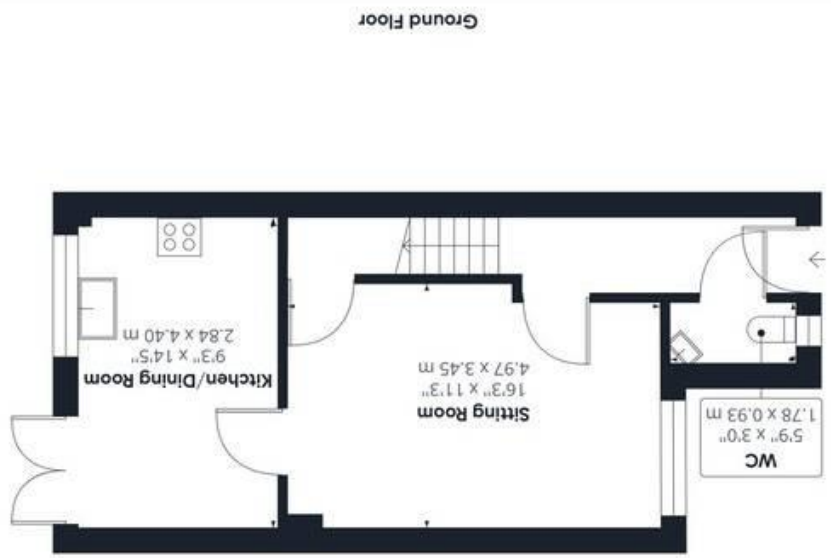
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Price:



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**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.

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

1021.54 ft<sup>2</sup>  
94.90 m<sup>2</sup>

**Reduced headroom**

20.23 ft<sup>2</sup>  
1.88 m<sup>2</sup>