

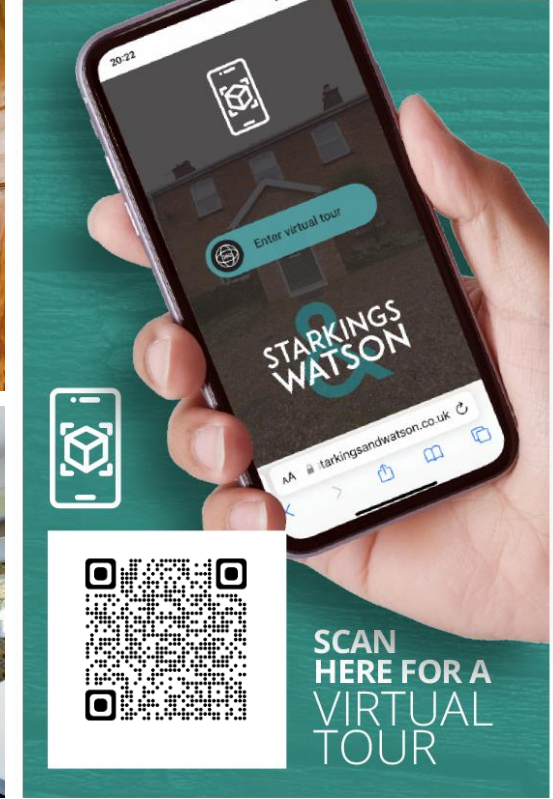
MEADOWBROOK CLOSE

Norwich NR1 2HJ

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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- 1930's Semi Detached Family Home
- Renovated & Extended
- Open Plan Kitchen / Family Room
- Separate Sitting Room & Study
- Three Bedrooms
- Re-Fitted Family Bathroom
- Enclosed Rear Garden & Driveway Parking
- Character Features Throughout

### IN SUMMARY

Located within a QUIET CUL-DE-SAC in NR1 within just a short walk of the CITY CENTRE is this SEMI-DETACHED 1930's built property. The property has been a loved family home and has been extended and improved by the current owners and comprises; entrance hallway, front sitting room with BAY WINDOW, OPEN PLAN KITCHEN/DINING ROOM with family room and separate study/play room. The kitchen is a modern BESPOKE fitted kitchen with some integrated appliances. On the first floor there are THREE AMPLE BEDROOMS and a stylish family bathroom. Throughout the property there are some lovely CHARACTER FEATURES to include original flooring, original wooden doors, PICTURE RAILS and FIREPLACES. Externally, there are private rear gardens and AMPLE DRIVEWAY PARKING to the front.

### SETTING THE SCENE

The property is approached via a private shingled driveway providing ample off road parking leading to the main entrance door and a large timber built shed to the side for storage.

### THE GRAND TOUR

Entering into the welcoming entrance hallway flooded with light and traditional tiled flooring, the hallway gives access to the first floor landing and the main sitting room. The sitting room is located to the front with a bay window and traditional open fireplace with character features such as picture rails, wooden flooring and original wooden doors. The open plan kitchen/dining/family room can be found to the rear with the kitchen offering a modern, bespoke re-fitted kitchen with integrated eye level oven, dishwasher, electric ceramic hob, extractor fan, space for freezer/freezer and access leading out to the side.

The kitchen is open plan to the rest of the space used as a dining and family room with wooden flooring and a woodburner. This then leads into the study/play room with access via double doors onto the rear garden. Leading up to the first floor landing, there is a window to the side allowing plenty of light and access to all bedrooms and bathroom. The family bathroom is a stylish space with wood effect flooring, bath with rainfall shower over and built in storage. The main bedroom is located to the rear with a feature fireplace and wooden flooring. There are then two further bedrooms to the front. The property has character features throughout as well as gas fired central heating with vertical radiators and uPVC double glazing in the main throughout.



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### THE GREAT OUTDOORS

The private rear garden is accessed from the kitchen door onto a hard standing side area with decking and shingle, the ideal spot for table and chairs and the BBQ. The side area also provides rear access to the timber shed and leads to the front garden. The main part of the garden is laid to lawn with a paved patio and raised planted borders with various other planting borders too. The garden is fully enclosed with fencing and brick walling.

### OUT & ABOUT

Situated to the South of Norwich, the property is located within walking distance from the City Centre on a quiet cul-de-sac, with a range of local amenities nearby. The property is also close to the Ring Road, with good access to both the A47 and A11, meaning this home is perfect for those who travel for work.

### FIND US

Postcode : NR1 2HJ

What3Words : ///ships.holly.skirt

### VIRTUAL TOUR

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

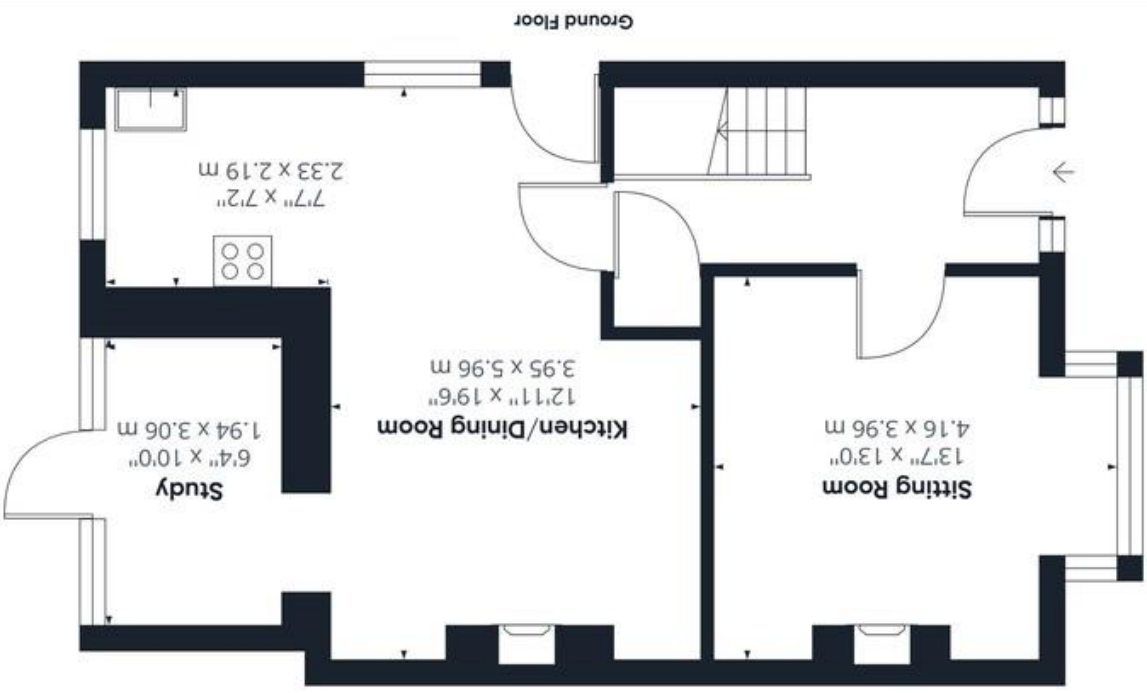
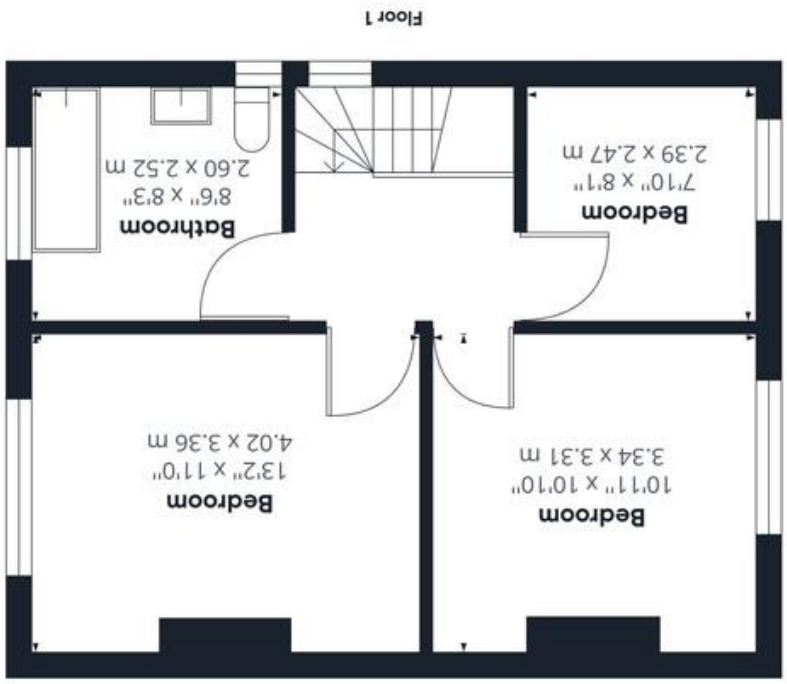
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Price:



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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

**Approximate total area<sup>(1)</sup>**  
1036.01 ft<sup>2</sup>  
96.25 m<sup>2</sup>

