

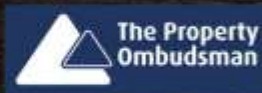
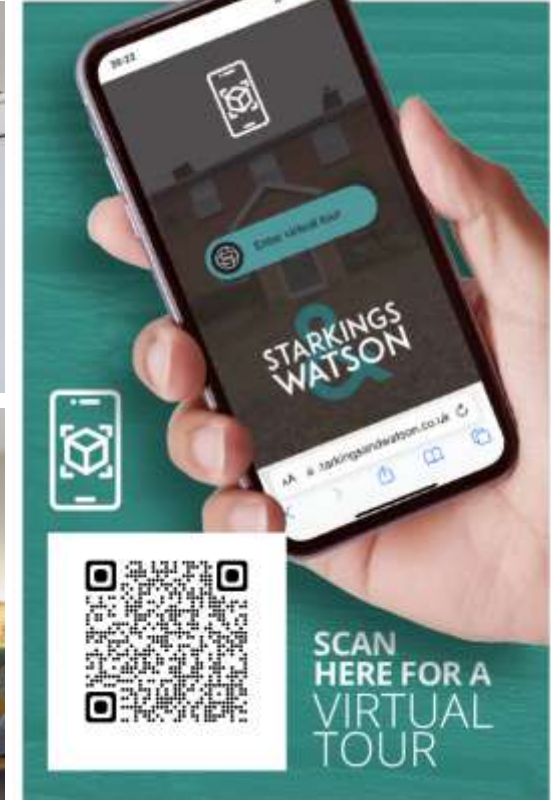
CONESFORD DRIVE

Norwich NR1 2BB

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

- Mid-Terrace Townhouse
- Exclusive Location Just Off Bracondale
- Open Plan Kitchen & Dining Area
- Seamlessly Opening to Sitting Room
- Bay Window & Juliet Balcony
- Four Bedrooms or Three with Study
- Manicured & Shaped Gardens
- Parking, Garage & Storage

IN SUMMARY

RARELY AVAILABLE SETTING only a short distance from NORWICH CITY CENTRE, this FAMILY HOME has IMMACULATELY PRESENTED accommodation arranged over THREE FLOORS. At ground level there is a UTILITY and LAUNDRY ROOM, cloakroom and a door which connects to the GARAGE and STORAGE. The WOW-FACTOR in this home can be found on the first floor with the KITCHEN and DINING AREA, seamlessly opening to the SITTING ROOM which is perfect for entertaining. There is a STUDY/FOURTH BEDROOM on this floor and the stairs which lead to the second floor. The THREE BEDROOMS on the top floor have fantastic HIGH LEVEL VIEWS out of the windows and a FAMILY BATHROOM all accessed from the LANDING.

SETTING THE SCENE

Heading into the City Centre via Bracondale, the turning for Conesford Drive could easily be missed which means the location is quiet and only accessed by residents. Turning here and following the road down to the end, the property can be found set back

from the road with a brick weave driveway leading to the garage and front door.

THE GRAND TOUR

Once inside, there is a fitted carpet underfoot, leading to stairs with storage underneath. There is a door to the right-hand side into the cloakroom, straight ahead will lead into the laundry room which has space and plumbing for a washing machine with a stainless steel sink above. Next, the utility room houses the wall mounted gas fired central heating boiler and there is even space for an additional fridge/freezer with a connecting door to the storage room and garage. Upstairs, there are doors leading from the landing into the kitchen which has white work surfaces with an inset stainless steel sink positioned under a window with a fantastic view! There is an inset electric induction hob, eye level oven and also a built-in dishwasher. Opening to the dining area which has ample room for a table in front of the sliding patio doors and Juliet style balcony, still leaving space to walk through in to the sitting room. You will find some exposed brickwork and a wonderful bay window for added light in the sitting area and a door connecting back to the landing. Before heading upstairs, there is a study which combined with the three bedrooms on the top floor could make four bedrooms if required. Finally the family bathroom leads from the landing on the second floor with a luxury three piece suite, including a double shower cubicle with twin head rainfall shower, low level W.C and a hand wash basin set in a vanity unit with storage cupboard under and a mixer tap over.



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THE GREAT OUTDOORS

There is a patio immediately outside the back door which is non-overlooked and with ample space to entertain. This opens up to a shaped lawn which has hedging along one boundary and timber panel fencing along the other. There is a splash of colour in the manicured gardens with a range of trees, planting and space for potted plants.

OUT & ABOUT

Located just outside the Norwich City Centre this property offers 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 2BB

What3Words : ///attend.turns.form

VIRTUAL TOUR

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

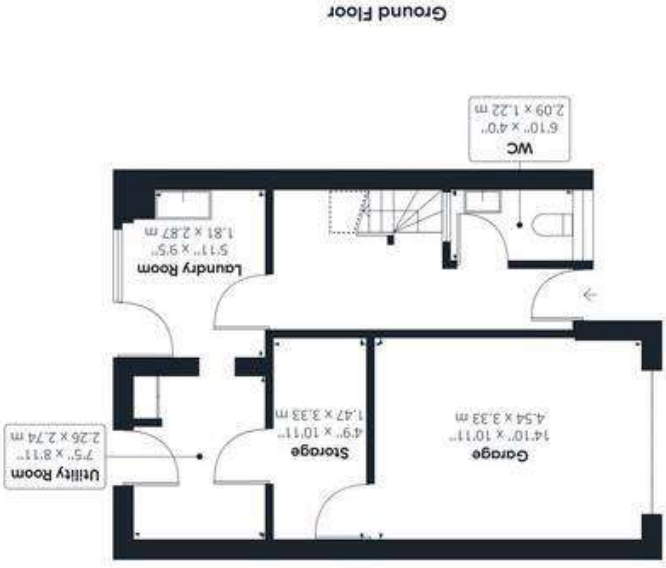
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Price:



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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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

1474.45 ft²
136.98 m²

Reduced headroom

16.28 ft²
1.51 m²