

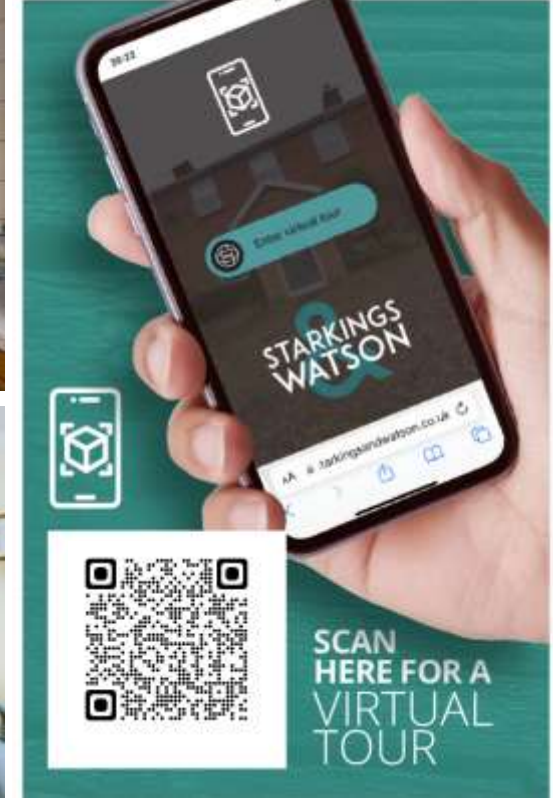
COZENS-HARDY ROAD

**Sprowston, Norwich NR7 8QQ**

Freehold | Energy Efficiency Rating : TBC

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

**FOR SALE**  
**PROPERTY**



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**STARKINGS  
WATSON**

- Semi-Detached Home in NR7
- Scope to Remodel & Extend (stp)
- Kitchen with Adjacent Dining Room
- Separate Sitting Room
- Conservatory with French Doors
- Three Bedrooms
- Landscaped Gardens to Rear
- Garage & Parking to Front

#### IN SUMMARY

MOTIVATED VENDORS who have found the next home! BOASTING well maintained accommodation which is SEMI-DETACHED, there is a FANTASTIC OPPORTUNITY to move into a SOUGHT AFTER POSTCODE of NR7 with LOTS OF POTENTIAL. There is an entrance hall, SITTING ROOM, dining room which leads on to the CONSERVATORY and KITCHEN at ground level with THREE BEDROOMS on the first floor and a SHOWER ROOM. The gardens are NON-OVERLOOKED and have been LANDSCAPED and planted to the rear. There are SCHOOLS and AMENITIES nearby, and EASY ACCESS to both the Broadland Northway and City Centre.

#### SETTING THE SCENE

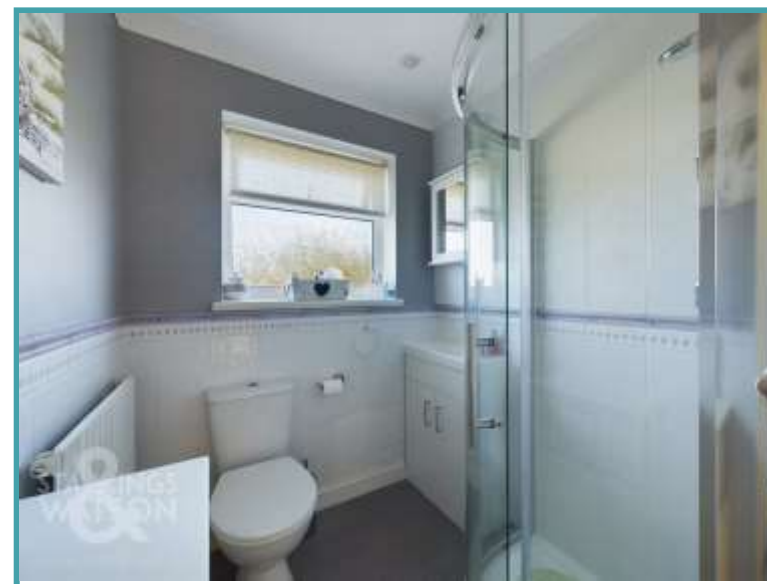
The property is approached via a hard standing driveway, providing off-road parking for multiple vehicles. There is a shingle area of additional parking and a pathway leading to the rear garden and main property.

#### THE GRAND TOUR

Stepping inside there is a fitted carpet underfoot with stairs immediately on your left hand side, leading to the first floor. An under stairs storage cupboard can be found opposite the kitchen opening, and a further door into the sitting room. The kitchen is a galley style with a uPVC obscure double glazed door to one end and an arched opening into the dining room. There are wall and base cabinets providing plenty of storage and space left for a washing machine, fridge/freezer and dishwasher with adjacent gas cooker. The sitting room has a matching fitted carpet to the hall with a window facing to front, and double doors into the dining room which in turn connects to the conservatory through bi-folding doors. The conservatory has a fantastic view to side and rear over the gardens. Upstairs three bedrooms and a shower room leads from the landing of which one bedroom faces to front and two bedrooms face to rear.

#### THE GREAT OUTDOORS

The gardens for this home have been landscaped, planted and shaped with footpaths, flower beds and hedging to create a tranquil environment in which to entertain. To the end of the garden there is an area allocated for a vegetable patch, with a greenhouse and timber storage sheds. A hard standing pathway leads to the back door and through the gate to the frontage.



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### OUT & ABOUT

You will find Sprowston to the north of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

### FIND US

Postcode : NR7 8QQ

What3Words : ///cling.item.saying

### VIRTUAL TOUR

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

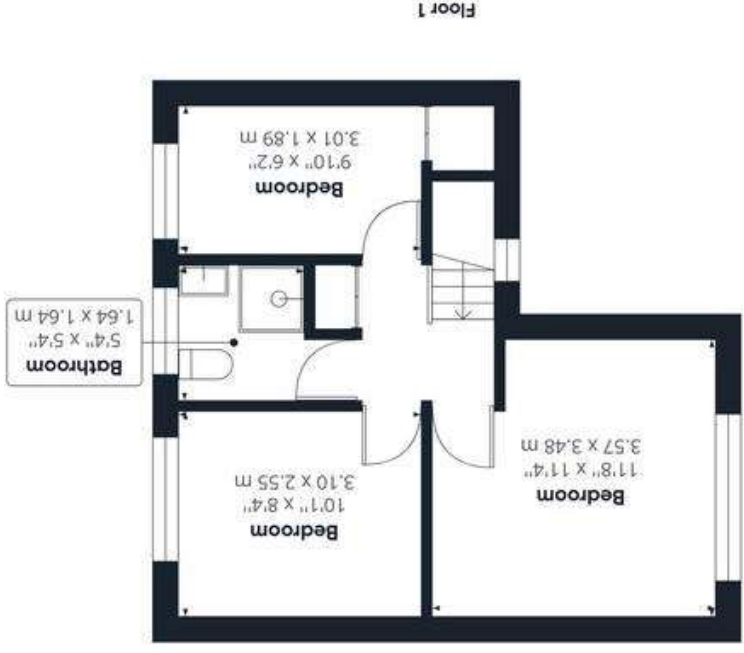
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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

803.04 ft<sup>2</sup>

74.60 m<sup>2</sup>

(1) Excluding balconies and terraces

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.