

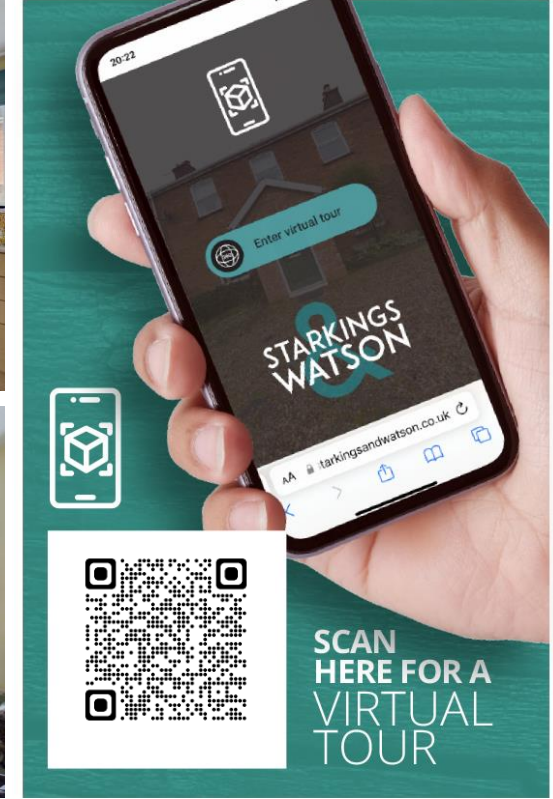
SUKEY WAY

Bowthorpe, Norwich NR5 9NZ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain
- Potential Investment for Letting
- Close to UEA & NNUH
- Sitting Room & Kitchen/Dining Room
- Option to Update, Remodel & Extend (stp)
- Three Double Bedrooms
- Garden Laid to Lawn
- Covered Parking

IN SUMMARY

NO ONWARD CHAIN with this SEMI-DETACHED HOME which is positioned in great location for STUDENT OR PROFESSIONAL LETTING! The property is in walking distance to the UEA & NNUH and has been used as a LETTING PROPERTY for a number of years. The accommodation is also suited to FAMILY LIFE with THREE DOUBLE BEDROOMS on the first floor, one of which is positioned over the PARKING and there is also a FAMILY BATHROOM. The ground floor is home to a CLOAKROOM, lobby which connects to the REAR GARDEN, SITTING ROOM with storage space under the stairs and a KITCHEN/DINING ROOM.

SETTING THE SCENE

There is a pedestrian footpath providing access to the property with a small area of lawn to front. There is a hardstanding driveway which runs under the accommodation providing a covered parking area. There is also gated access to the rear.

THE GRAND TOUR

Once through the composite entrance door, there is

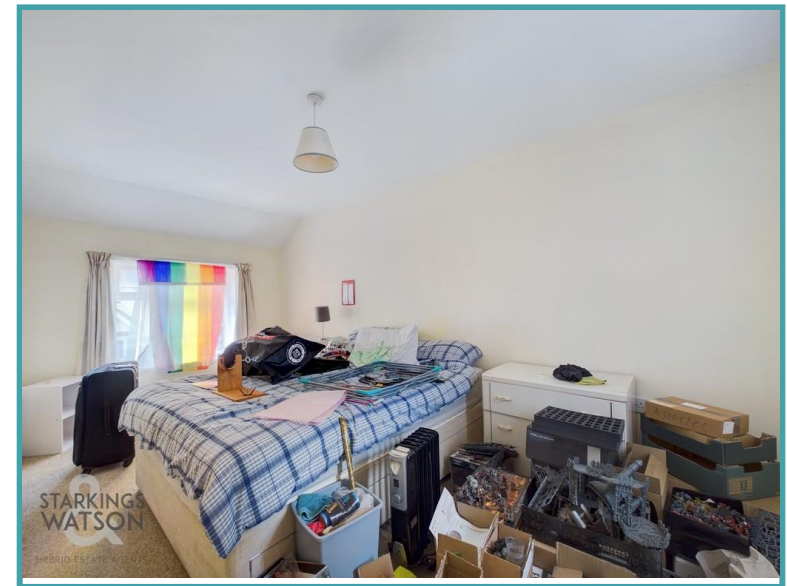
recessed matting underfoot, stairs leading to the first floor and a door into the sitting room. There is a useful storage space under the stairs, a window to front and door into the kitchen/dining room. In other properties of a similar layout, the partition wall dividing these two rooms has been removed which would create a wonderful open plan area and create more space for a dining table. The kitchen has wall and base level units with space left for white goods, a door then takes you into the rear lobby and finally the ground floor W/C. Upstairs, all three bedrooms lead from the landing of which one is dual aspect and another has two windows facing to rear! There is a family bathroom adjacent to the smallest bedroom which still spans over 10'.

THE GREAT OUTDOORS

With a lawn to rear, there is scope for landscaping to be done to add a larger patio which could extend from the property. As an alternative, positioning an entertainment area where the sun sets or rises for sun worshipers. There is timber panel fencing at the boundary and a gate to the parking.

OUT & ABOUT

Three Score has always been highly desirable due to its close proximity of both the University and Hospital. With good road links to both the A47 and A11, this area is within walking distance of a variety of local amenities, to include, parks, shops, doctors and schools. There is also a regular bus service into Norwich City Centre.



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FIND US

Postcode : NR5 9NZ

What3Words : ///sailor.answer.sleeps

VIRTUAL TOUR

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

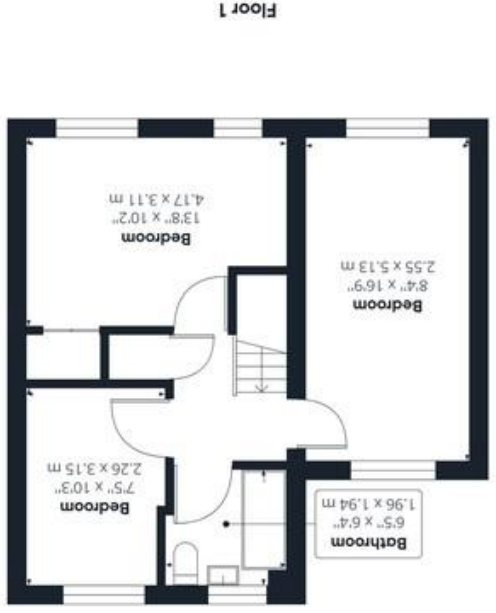
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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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) Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
753.78 ft²
70.03 m²

Reduced bedroom
9.93 ft²
0.92 m²

