

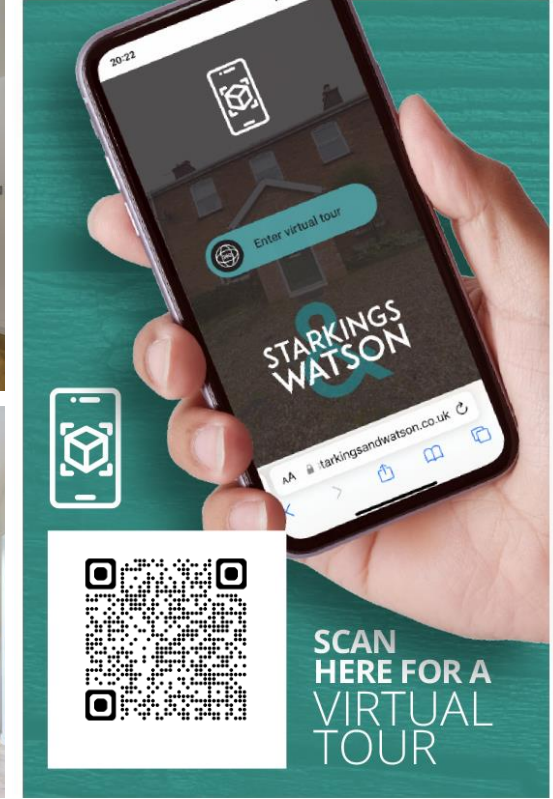
BEECHING ROAD

Norwich NR1 2LE

Energy Efficiency Rating : D

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PROPERTY  
**TO LET**



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**STARKINGS  
WATSON**

- Semi-Detached Home
- Close to Amenities & Schooling
- Stunning Rear Extension Added
- Open Plan Kitchen/Dining Room
- Potential Home Office
- Three Bedrooms
- Ample Parking & Gardens
- Covered Storage with Garage Door

### IN SUMMARY

Boasting a STUNNING EXTENSION to the rear with an ARCHED ROOF, this semi-detached home is a rare find. The open plan KITCHEN/DINING room is large enough for all the family and leads on to the FAMILY BATHROOM and into the SITTING ROOM. An entrance hall with coat and boot storage space houses the stairs to the first floor. Upstairs THREE BEDROOMS are accessed off landing of which the MAIN BEDROOM runs the full width of the house, there is then a further DOUBLE and a SINGLE BEDROOM. To rear there are gardens with an OUTBUILDING that could be converted into a HOME OFFICE. Adjacent to the property there is a covered storage space with a GARAGE DOOR to front and a personnel door to rear.

### SETTING THE SCENE

The property has a generous hard standing and shingled parking area to front. Access to the rear garden can be achieved by passing through the covered storage area which has a garage door facing front.

### THE GRAND TOUR

Stepping through the composite entrance door there is a coat and boot storage area on your right, the stairs to the first floor straight ahead and a door into the sitting room. The sitting room has stripped wood flooring, window facing to front and an exposed brick built fireplace. This light room has a built-in storage cupboard and an opening leading to the open plan kitchen/dining room. This wonderful space has high gloss cabinets paired with wood effect work surfaces, a Range style gas cooker with extractor fan above. Space has been provided for a dishwasher, washing machine and fridge/freezer. Moving away from the kitchen section, there is ample room for a dining table in front of the full height windows and French doors which face to rear. Finished with recessed spot lighting and an arched roof to give a feeling of space and benefit from the dual aspect. The family bathroom has a three piece suite which includes a bath with shower over and a glazed screen. Upstairs three bedrooms lead from the landing of which two are double and one is single.

### THE GREAT OUTDOORS

The lawned rear garden is positioned between the patio and a potential home office building which is currently used for storage but has French doors for access.

### OUT & ABOUT

Located on the fringes of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within



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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 2LE

What3Words : ///blur.juror.courier

#### 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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Ground Floor Building 1

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

1065.08 ft<sup>2</sup>

98.95 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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