

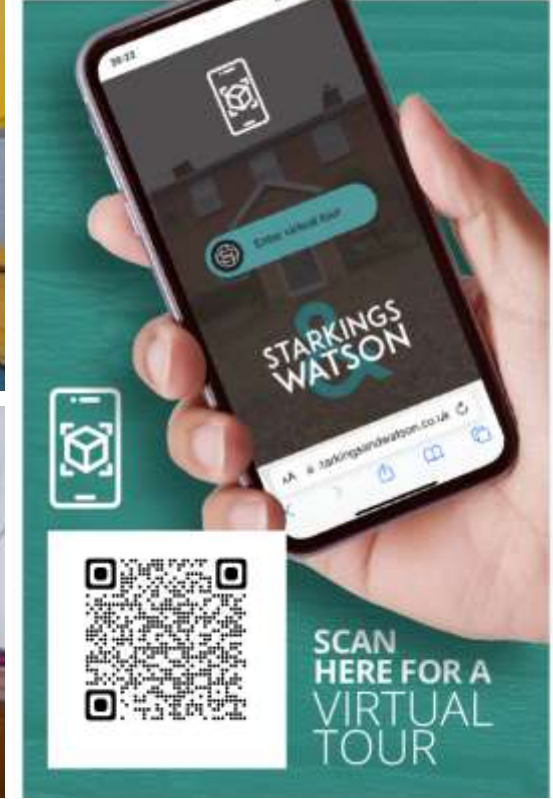
MERTON ROAD

**Norwich NR2 3TT**

Freehold | Energy Efficiency Rating : C

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

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**STARKINGS  
WATSON**



- Victorian Terraced Home
- Kitchen with Contrasting Cabinets
- Bamboo Work Surfaces
- Re-fitted Bathroom & Utility Room
- Stripped Wood & Painted Flooring
- Two/Three Bedrooms
- Garden to Rear
- On Road Parking to Front

### IN SUMMARY

This VICTORIAN TERRACE has been EXTENDED, RE-MODELLED and RENOVATED to create a wonderful MODERN KITCHEN with contrasting cabinets and a FAMILY BATHROOM with a three-piece suite. At ground level there is also a SITTING ROOM and separate DINING ROOM, snug/seating area which is flooded with NATURAL LIGHT and even a UTILITY AREA. Upstairs TWO/THREE BEDROOMS depending on your requirements can be found, as one bedroom adjoins another. Currently used as a HOME OFFICE, this third bedroom could also be a WALK-IN WARDROBE or altered into an EN SUITE. To rear, the GARDENS are LAID TO LAWN with a timber storage building.

### SETTING THE SCENE

Approached via a pedestrian footpath, there is a low-level brick wall which has a pathway leading to the front door. Adjacent, there is a space for bin storage and addition of some potted plants.

### THE GRAND TOUR

Stepping into the porch, there is space for coat and shoe storage with an obscure glazed door into the main accommodation. The sitting room has stripped wood flooring with a bay window to front, exposed brick fireplace with recesses either side to add shelving or storage. Continuing through the accommodation, the inner hall has stairs leading to the first floor and a door into the dining room. In this space, there is further wood flooring, a built-in under stairs storage cupboard and an arched opening to the kitchen. To one corner of the room there is also a door into the family bathroom which has been added with a bath, low level W.C and pedestal hand wash basin - all naturally lit through the skylight lantern. The kitchen has low level cabinets which are full width one side and half width the other to create a wider walkway through to the utility area and snug. Finished with bamboo wood work-surfaces, there is an electric oven and induction hob with extractor fan above, along with space for a fridge/freezer. The room opens to the aforementioned utility area and snug which has a matching range of units, space for a washing machine and dishwasher, inset stainless steel sink and French doors to the rear garden.

### THE GREAT OUTDOORS

The rear garden has a pathway immediately outside the property which leads across the neighbouring properties for access. This pathway continues up the garden itself with a raised lawned garden which has been planted and maintained with a range of flowers and shrubbery. There is a timber storage shed to the



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end of the garden for keeping garden equipment out of sight when entertaining.

#### OUT & ABOUT

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

#### FIND US

Postcode : NR2 3TT

What3Words : ///healers.shady.sudden

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property has solar panels which recently have been exporting in the region of £28 PCM with the total used energy equally only £24 approximately.

**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) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

831.46 ft<sup>2</sup>

77.24 m<sup>2</sup>

Reduced headroom

11.31 ft<sup>2</sup>

1.05 m<sup>2</sup>

HYBRID ESTATE AGENTS

**STARKINGS WATSON**

**Floor 1**

