

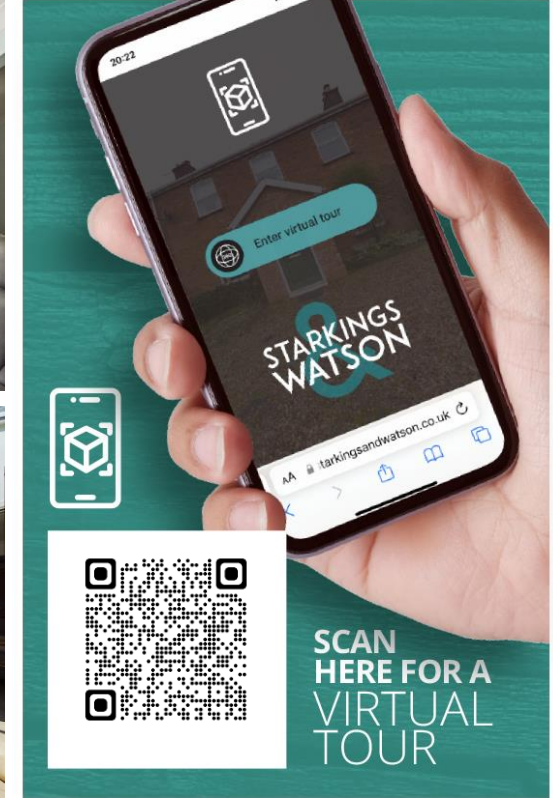
PEVERELL ROAD

**Norwich NR5 9AL**

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**



- Detached Family Home
- Ideal for Student Buy to Let Investment
- Five Bedrooms over Two Floors
- Kitchen/Family Room
- Conservatory with Underfloor Heating
- Two Bathrooms
- South Facing Garden & Double Garage
- 21 Solar Panels Producing Income

### IN SUMMARY

Situated opposite GREEN SPACE within a popular suburb of the city, this SPACIOUS DETACHED FAMILY HOME offers local amenities within walking distance as well as being within EASY REACH of the University, Norfolk and Norwich Hospital and Norwich City Centre. Internally the accommodation is very flexible having been altered and extended over the years. You will find a kitchen opening into a SITTING/DINING ROOM and a GARDEN ROOM with underfloor heating. There is then a ground floor bedroom and shower room. On the first floor, FOUR BEDROOMS and a bathroom. Externally, you will find front gardens, DRIVEWAY PARKING, a DOUBLE GARAGE and PRIVATE ENCLOSED SOUTH FACING GARDENS to the rear. The property also boasts SOLAR PANELS generating an income and electricity.

### SETTING THE SCENE

The property has an approach via a pedestrian pathway to the front leading to the main front door and front garden, as well as an approach to the side with hard standing driveway providing off road

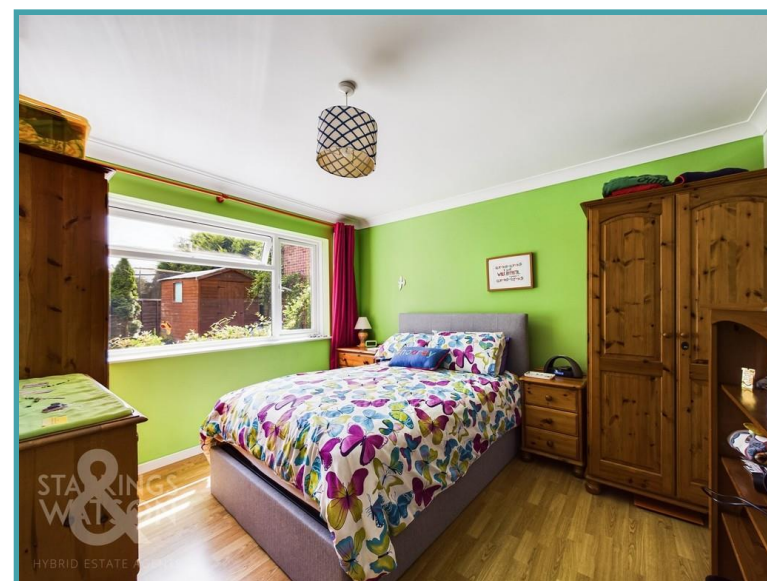
parking leading to the detached double garage. From the side area there is also a door to the kitchen.

### THE GRAND TOUR

Entering via the main entrance door to the front there is an area for coats and shoes, as well as built in storage. This opens into the hallway with access to the first floor. On the ground floor there is a double bedroom which could of course become another reception if desired as well as a shower room. The main reception space is open plan in the main. The kitchen offers ample cupboard storage with rolled edge work surfaces over as well as space for all white goods including the oven. You will then find the sitting/dining room which provides further access via bi-folding doors to the extended garden room with underfloor heating. Heading up to first floor landing you will find a loft hatch access and built-in storage. There are then four ample bedrooms off the landing as well as the family bathroom. The property benefits from uPVC double glazing and gas fired central heating.

### THE GREAT OUTDOORS

Leading from the garden room you will find a south facing enclosed rear garden offering a combination of lawned areas and paved patio. Within the garden you will also find an array of mature trees and shrubs, timber shed, planted borders and access via a gate to the side driveway.



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### OUT & ABOUT

The Norwich City suburb of Clover Hill and Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools. This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich Hospital and the University of East Anglia.

### FIND US

Postcode : NR5 9AL

What3Words : ///taken.ample.misty

### VIRTUAL TOUR

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

### AGENTS NOTE

Buyer are advised the property benefits from 21 solar panels producing an income in the region of £800 PA.

**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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<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>☐ Reduced bedroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p><b>Approximate total area<sup>(1)</sup></b></p> <p>1205.77 ft<sup>2</sup> 112.02 m<sup>2</sup></p> <p><b>Reduced bedroom</b></p> <p>14.05 ft<sup>2</sup> 1.30 m<sup>2</sup></p>	<p><b>STARKINGS WATSON</b></p> <p>HYBRID ESTATE AGENTS</p>
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