

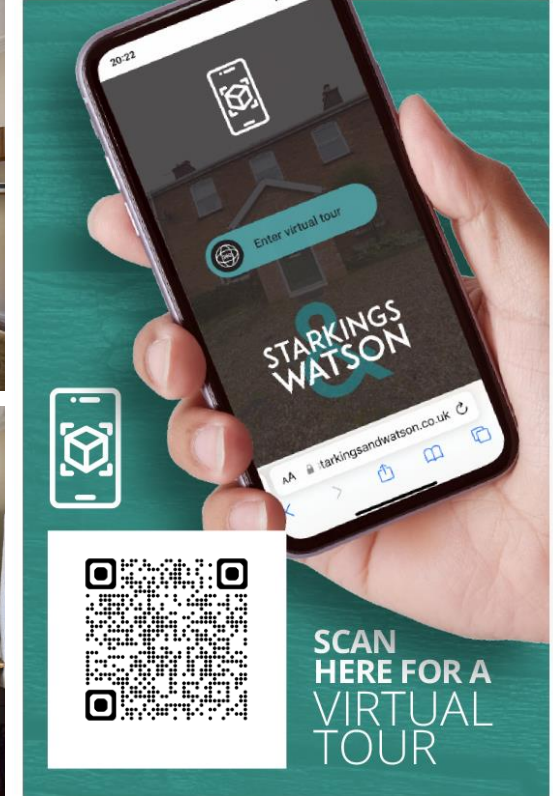
COLLEGE ROAD

Norwich NR2 3JP

Energy Efficiency Rating : C

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PROPERTY
TO LET



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**STARKINGS
WATSON**

- Golden Triangle Property
- Close to 1200 Sq. ft (stms)
- Hall Entrance with Stripped Wood Flooring
- Bay Fronted Sitting Room
- Open Plan Dining Room
- Kitchen & Breakfast Room
- Three Double Bedrooms
- Garage & Non-Bisected Garden

IN SUMMARY

This TRADITIONAL FURNISHED mid-TERRACE home occupies a SOUGHT AFTER GOLDEN TRIANGLE POSITION, with well-kept accommodation which extends close to 1200 Sq. ft (stms). With a GARAGE to rear and a NON-BISECTED low maintenance GARDEN, the property is well presented and ready to move in. With gas fired CENTRAL HEATING and double glazing installed, the layout includes a HALL ENTRANCE with stripped wood flooring, BAY FRONTED 12' sitting room and open plan DINING ROOM. The KITCHEN and BREAKFAST ROOM are both open plan with ample space for a table, and a range of cupboards built-in. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, with an EN SUITE cloakroom and modernised family bathroom.

SETTING THE SCENE

A low level brick wall encloses the paved courtyard frontage, with a tiled pathway leading to the main entrance. Access to the rear leads to the garage parking.

THE GRAND TOUR

Heading inside, stripped wood flooring runs through the hall entrance, with stairs leading to the first floor and useful storage below. The first door on your left is the sitting room - bay fronted and with a wood flooring under foot. This is a great sized room with high ceilings, leading into an open plan dining area which enjoys a view over the rear garden. The breakfast room also leads off the hall, with a built-in cupboard and space for a table. A window faces to side, and an opening leads to the fully fitted kitchen. With wall and base level nits, the square edge work-surface is plentiful, with an inset sink unit and cooking appliances. A door leads to the rear garden. The first floor landing is split level, with doors to the three bedrooms - all with a range of built-in storage. An en suite cloakroom can be found to one bedroom, and the modernised bathroom offers storage and a shower over the bath.

THE GREAT OUTDOORS

The rear garden is low maintenance with a range of paved seating and a variety of planting. Access leads to the rear and to the garage, with an up and over door to front, power and lighting.

OUT & ABOUT

Within walking distance to the City Centre, this location is popular for those working in the centre. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of



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shops and services, with rail links from the Train Station.

FIND US

Postcode : NR2 3JP

What3Words : ///expand.hunter.class

VIRTUAL TOUR

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

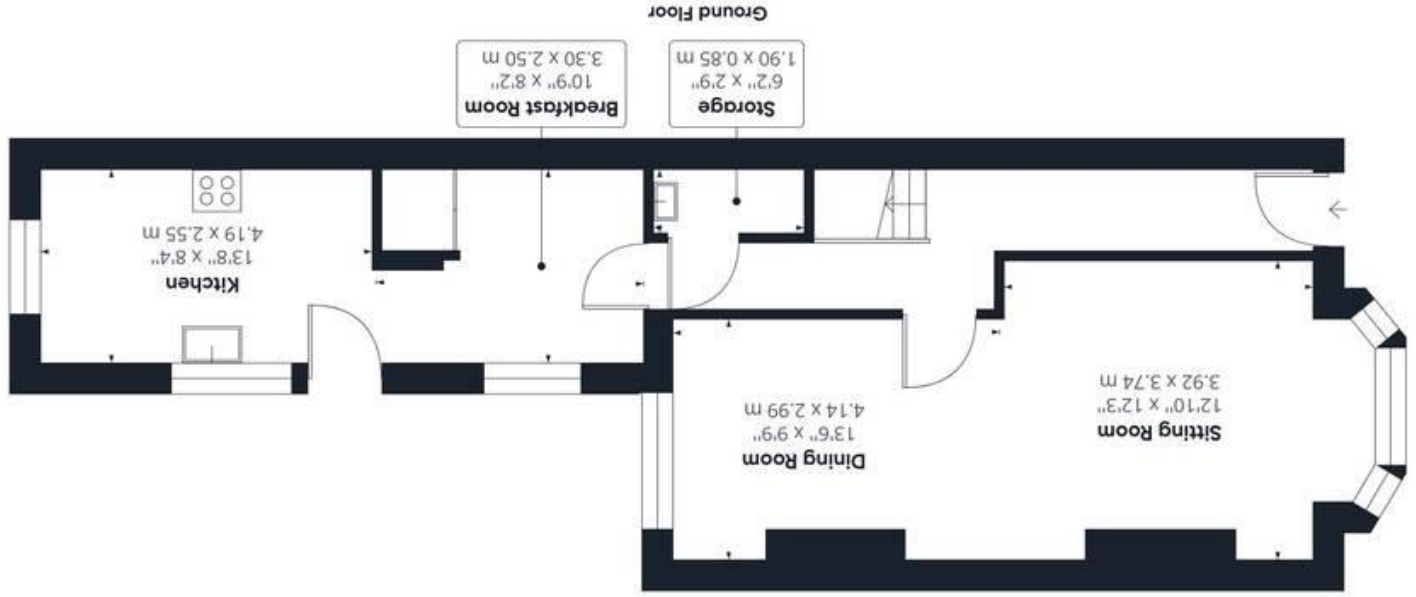
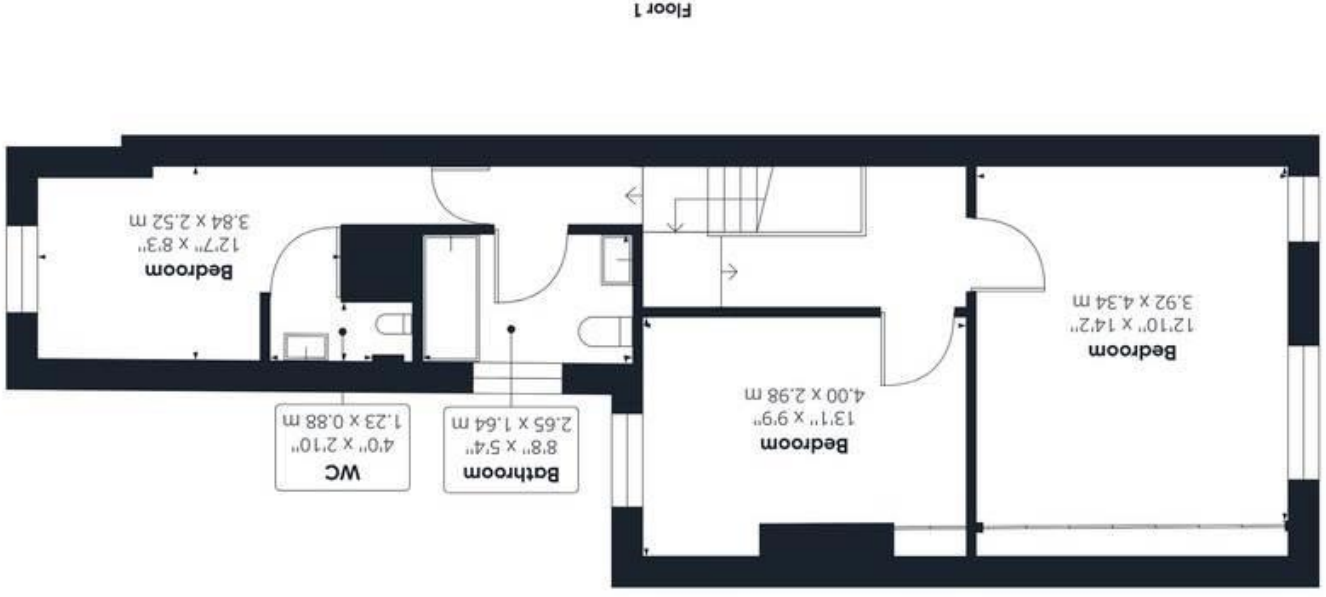
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Price:



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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

Approximate total area (1)

1198.80 ft²

111.37 m²