



Raymond Road, Norwich - NR6 6PN

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Raymond Road

Norwich, NR6 6PN

Having been UPDATED and MODERNISED this semi-detached chalet is now ready for a new owner to LANDSCAPE the GARDENS and call this house a home! With a CONTEMPORARY DECOR, the property offers a vibrant finish with NEWLY PLASTERED WALLS and CEILINGs to most of the property, with a crisp WHITE finish. New FLOOR COVERINGS have been laid, along with NEW RADIATORS and a WI-FI CONTROL for the gas fired CENTRAL HEATING. The GARDENS have been FENCED, with potential for the right buyer to utilise the GATED DRIVEWAY or create more garden space, Internally, the HALL leads to the ground floor bedroom and bathroom, along with the KITCHEN/BREAKFAST ROOM which is a functional and great sized space, also ready for a new buyer to further modernise. The main living space extends to 28', with PATIO DOORS to the CONSERVATORY. Upstairs, TWO DOUBLE BEDROOMS lead off the landing including the main bedroom with DRESSING ROOM SPACE, and a LARGE LOFT STORAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





- Recently Updated & Modernised
- Semi-Detached Chalet
- Re-Plastered Walls & Ceilings
- New Radiators & Décor
- 28' Sitting/Dining Room
- Three Bedrooms
- Conservatory
- Gardens, Gated Drive & Garage

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

#### SETTING THE SCENE

With a shingled front driveway, there is lots of space for off road parking, and huge potential to improve the space, either formalising the parking or introducing garden landscaping. Double gates lead to a further side driveway and garage.



You can include any text here. The text can be modified upon generating your brochure.

## THE GRAND TOUR

Heading inside the entrance hall offers a wood effect flooring, and replacement internal doors and handles which add to the contemporary finish. A built-in storage cupboard can be found to the far end, with doors leading at first to the ground floor double bedroom. With fitted carpet and a uPVC double glazed window to front, the next door bathroom is perfectly positioned. With a three piece suite, tiled splash backs and utility space, this great sized room can become multi-purpose. The kitchen sits next door, with a central island, vast array of storage and views over the rear garden. Space has been created for white goods, along with room for a Range style gas cooker. Windows face to side and rear, whilst a door leads to the driveway. Into the sitting room, wood effect flooring runs front to back, with a uPVC double glazed window to front, stairs to the first floor, and sliding patio doors which extend into the conservatory. Upstairs, two further double bedrooms lead off the landing including the main bedroom with dressing room space and a velux window to rear for great natural light. The loft storage space offers further potential to extend.

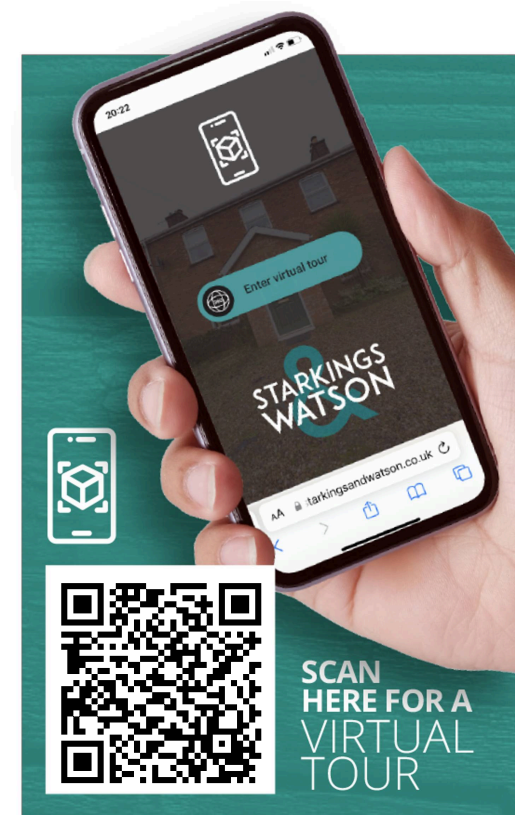
## FIND US

Postcode : NR6 6PN

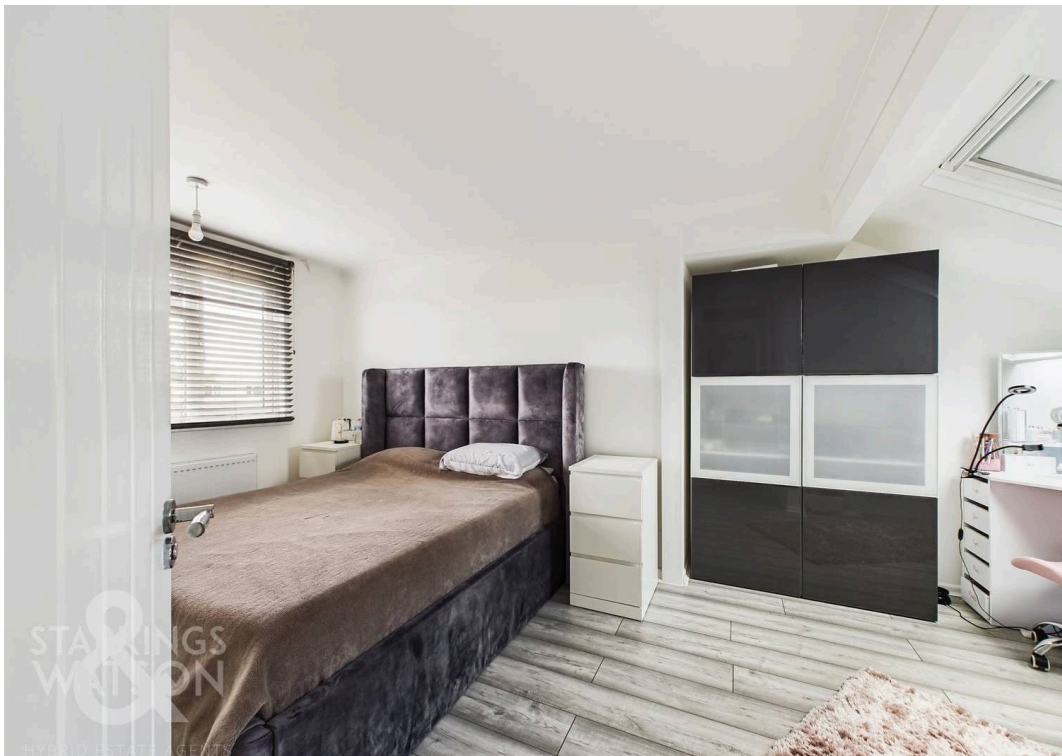
What3Words : ///guises.riches.hears

## VIRTUAL TOUR

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







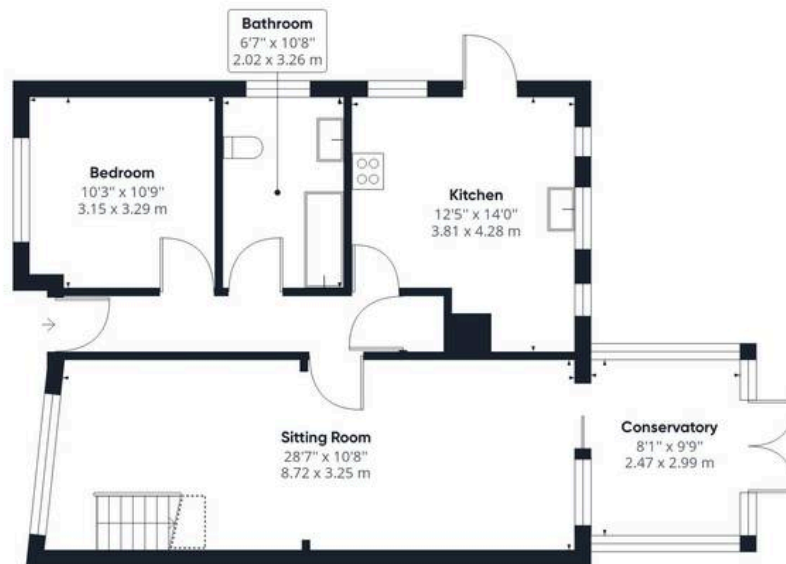




## THE GREAT OUTDOORS

The rear garden is newly enclosed with timber panelled fencing and a double gate on the driveway, whilst grass runs throughout the garden. There is huge potential to further landscape, making use of the private aspect. The extra length garage sits on the garden, with a door to front, window and door to side.





**Ground Floor**



**Floor 1**

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

1306.61 ft<sup>2</sup>  
121.39 m<sup>2</sup>

**Reduced headroom**

148.34 ft<sup>2</sup>  
13.78 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

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