

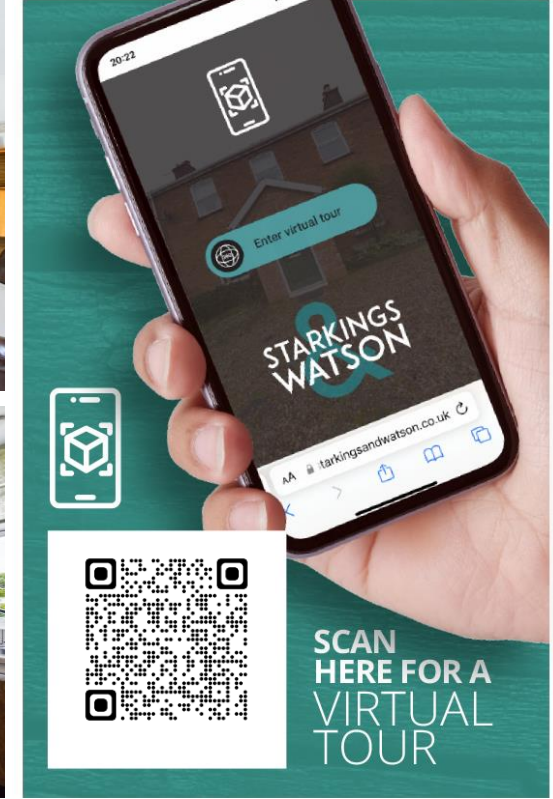
LAKENHAM ROAD

Norwich NR4 6BB

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



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STARKINGS
WATSON

- No Chain!
- Mid-Terrace Family Home
- Potential to Update & Modernise
- Hall Entrance with Storage
- Sitting/Dining Room
- Conservatory
- Three Bedrooms
- Over 120ft of Lawned Garden (stms)

IN SUMMARY

NO CHAIN. With OVER 120ft (stms) of LANDSCAPED SOUTH FACING GARDENS, this mid-terrace home occupies a CENTRAL POSITION within WALKING DISTANCE to the CITY CENTRE, tucked off the main road which links Barrett Road and Daniels Road. With POTENTIAL to UPDATE and MODERNISE, the property is ideal for those seeking a FAMILY HOME with LONG TERM EXTENSION POTENTIAL (stp), along with OFF ROAD PARKING. Internally the hall entrance offers STORAGE, with doors to the 21' SITTING/DINING ROOM, with a 9' conservatory beyond. The KITCHEN offers space for a DINING TABLE and a door to the rear garden. Upstairs, THREE BEDROOMS lead off the landing, with a separate CLOAKROOM and SHOWER ROOM. The property is finished with uPVC double glazing and gas fired CENTRAL HEATING by way of a back boiler.

SETTING THE SCENE

Set back from the main road on a side road, an attractive hedged boundary separates the two roads. Low level brick walling encloses the frontage, with a brick weave driveway, lawned front garden and mature planting. Shared access can be found through the next door passageway.

THE GRAND TOUR

Heading inside, a welcoming and carpeted entrance hall can be found, with stairs to the first floor and storage under. Doors lead to the kitchen and main sitting room. The sitting room is a fantastic size, with ample space for soft furnishings and a dining table, with a window to front and gas fire with central heating back boiler. uPVC double glazed French doors take you into the conservatory- an extension of the living space, and enjoying great views down the garden. The kitchen is immaculate in its presentation, and whilst retro in its design, offers potential to modernise. There is space for all white goods, along with a dining table, whilst a pantry is built-in to one corner. Heading upstairs, the carpeted landing leads to the three bedrooms, two with built-in wardrobes and storage. The cloakroom is tucked to the front of the landing with a high level W.C, whilst the shower room offers a pedestal hand wash basin and walk-in shower with Aqua board splash backs.



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THE GREAT OUTDOORS

Extending to over 120ft (stms), the garden is fully enclosed with timber panelled fencing. With lawn running through the majority of the garden, an area of hard standing and patio leads from the conservatory with a gated side access. A brick built W.C and storage shed with power can be found, along with a lean to green house. Various planting can be found to all sides, with a green house and shed at the far end of the garden - an ideal spot for a vegetable garden.

OUT & ABOUT

Properties situated within close proximity to the Centre of Norwich benefit from a wealth of local amenities including, shops, pubs and doctors surgeries. There is a wide variety of bus services in Norwich on offer and there is easy access to the train station and major routes including A47/A140.

FIND US

Postcode : NR4 6BB

What3Words : ///hope.bought.mimic

VIRTUAL TOUR

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

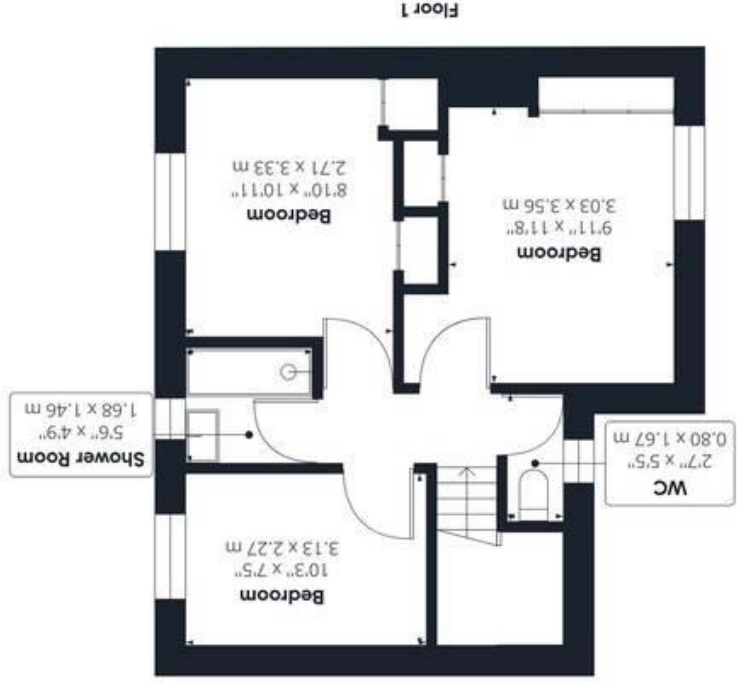
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Price:



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Approximate total area⁽¹⁾
929.62 ft²
86.36 m²

Reduced bedroom
3.08 ft²
0.29 m²

(1) Excluding balconies and terraces

Reduced bedroom
(below 1.5m/4.92ft)

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.