

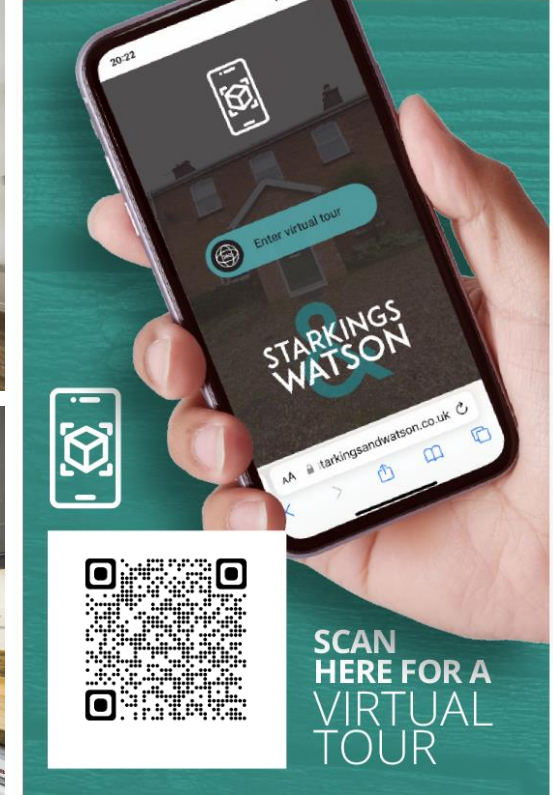
ROMANY ROAD

Norwich NR3 4RE

Freehold | Energy Efficiency Rating : C

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
- End-Terrace Home In North City
- Sought After Position Near Amenities
- Parking to Front On Driveway
- Well Presented Open Plan Accommodation
- Modern Neutral Décor
- Newly Fitted Kitchen & Two Bedrooms
- Landscaped Gardens

IN SUMMARY

CHAIN FREE. This Modern END OF TERRRACE HOME located within the popular location of NR3 is presented in IMMACULATE ORDER having undergone a full makeover in recent years, including NEW BOILER installed 3 years ago. The house itself offers comfortable accommodation comprising; entrance hallway with W/C and NEWLY FITTED KITCHEN. The kitchen is open plan to the LIVING SPACE, a lovely bright area opening onto the rear garden. The décor is neutral with the same wood effect flooring running throughout. On the first floor there are two bright and airy bedrooms with a MODERN FITTED BATHROOM. Externally the rear garden is private and SOUTH FACING OFFERING MORE SPACE than you would expect over two levels. To the front there is ample DRIVEWAY PARKING for at least three vehicles.

SETTING THE SCENE

Approached via hard standing driveway providing ample off road parking for multiple vehicles. There is a mature tree in the front garden as well as gated side access leading to the rear garden with the main

entrance door partially covered located to the front.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming hallway with access to the W/C and first floor landing. The kitchen can be found to the right offering a range of modern units with wood effect worktops over including various integrated appliances with eye level oven and electric ceramic hob, with space for a dishwasher and washing machine. With the same wood effect flooring running throughout the reception space the sitting/dining room flows effortlessly into the kitchen. The sitting room has sliding doors opening onto the rear garden. Heading up to the first floor there is a built in unit with shelving and access to the bedrooms and bathroom the main bedroom is found to the rear with plenty of built in storage. The bathroom has been well fitted and tiled with a rainfall shower over the bath. To the front there is another bedroom with built in storage.

THE GREAT OUTDOORS

The landscaped and pretty rear garden is a lovely sunny south facing space split over two levels. The lower level offers a large paved patio area providing the perfect space for outside dining. There are then steps up leading to the lawned area of garden with planted shrubs borders and a timber garden shed. The garden is fully enclosed with timber fencing.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



OUT & ABOUT

Within 15 minute walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes and 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 shops and services, with rail links from the Train Station within a 20 minute walk.

FIND US

Postcode : NR3 4RE

What3Words : ///wacky.tribes.frozen

VIRTUAL TOUR

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

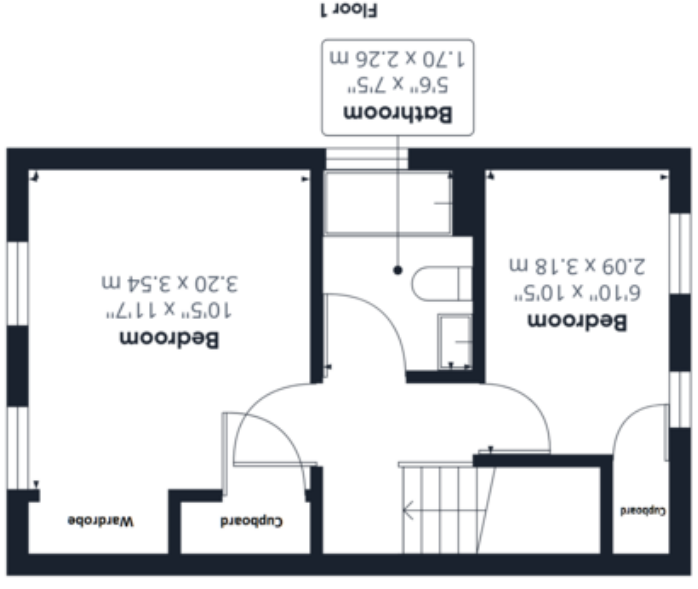
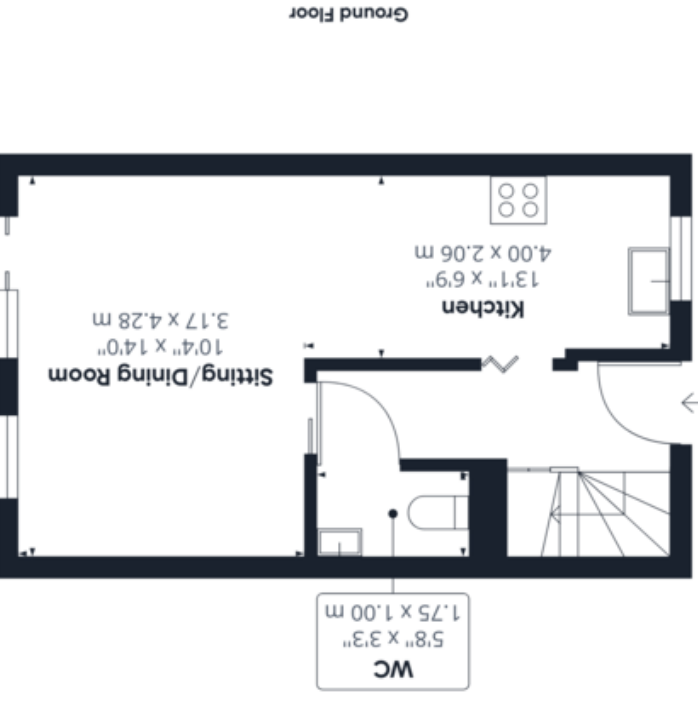
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Price:



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Approximate total area⁽¹⁾
 619.53 ft²
 57.56 m²

(1) Excluding balconies and terraces

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.