

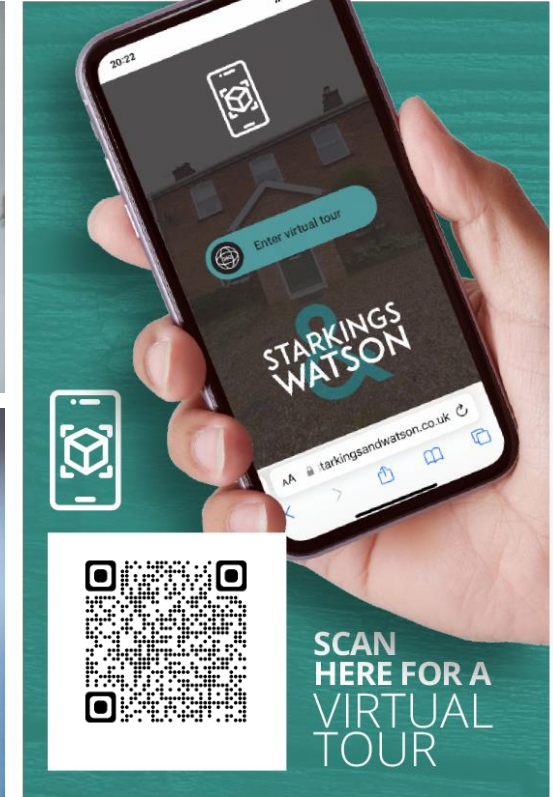
CHURCHILL ROAD

Norwich NR3 4PY

Freehold | Energy Efficiency Rating : TBC

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- Extended End-Terrace Home
- Modernised Open Plan Interior
- Two Reception Rooms
- Kitchen with Appliances
- Ground Floor Shower Room
- Two Double Bedrooms
- En Suite & Dressing Room
- Landscaped Garden with Lawn & Decking

IN SUMMARY

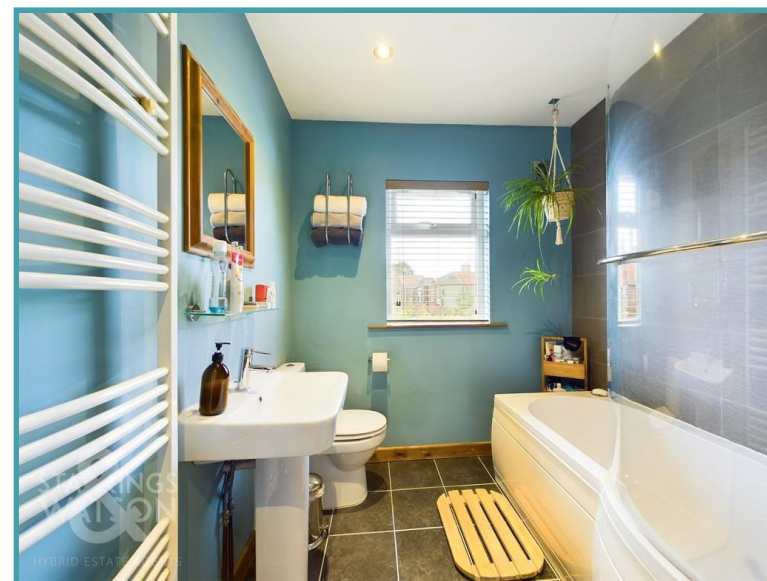
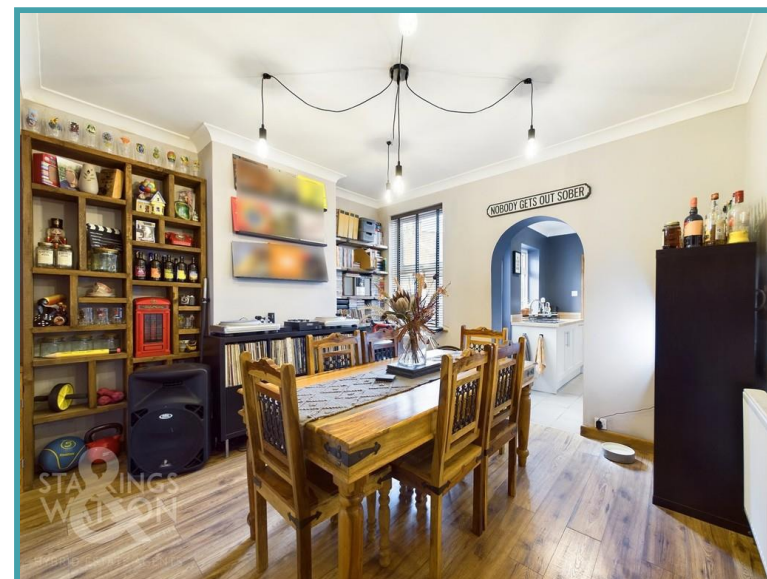
Having been UPDATED and MODERNISED, this BEAUTIFULLY PRESENTED end-terrace home offers an UNRIVALLED WARM and INVITING INTERIOR. With various WELL THOUGHT TWEAKS to enhance the layout, this extended Victorian terrace now boasts the best of both worlds - MODERN LIVING combined with CHARACTER. The ground floor retains the traditional TWO RECEPTION ROOMS but with a slight open plan twist - complete with WOOD EFFECT FLOORING and a feature CAST IRON WOOD BURNER. The dining room is beyond with built-in storage and the STAIRS to the first floor. The KITCHEN has been UPDATED and includes CONTEMPORARY WORK SURFACES, inset gas hob, built-in ELECTRIC DOUBLE OVEN, dishwasher and FRIDGE/FREEZER. A small utility and pantry space leads on, with a STRIKING SHOWER ROOM which has been DRESSED to IMPRESS, and finished with a BRICK TILED SPLASH BACK. Upstairs, TWO DOUBLE BEDROOMS include the main bedroom with a WALK-IN WARDROBE, and RE-FITTED FAMILY BATHROOM.

SETTING THE SCENE

Occupying an elevated position, a low maintenance hard standing frontage with a brick walled boundary can be found, with stairs leading to the front entrance door. Located at the Sprowston Road end of Churchill Road, amenities are literally on your doorstep!

THE GRAND TOUR

As soon as you walk in you just want to sit down and cosy up in front of the cast iron wood burner. Wood flooring runs through the entire space, and due to the extended layout, the room remains sizeable, with a window to front - all dressed by the current vendors to wow! Having been opened up, the inner hall now offers functional storage, whilst ensuring the dining room remains connected to the main living space. The wood effect flooring runs into the dining area, with various re-plastered walls and ceilings, along with a uPVC double glazed window looking into the rear garden. A door conceals the stairs to the first floor for privacy, with an opening to the kitchen. Re-fitted with a modern range of base level units, shelving can be found to the walls, with an inset sink, gas hob and electric double oven. The fridge/freezer and dishwasher are also integrated. With a striking décor, a window and door lead to side, whilst a utility/pantry space can be found beyond, housing space for the washing machine, further shelving and the gas fired central heating boiler. The shower room is completed by a three piece white suite, with brick tiled splash backs and wood effect flooring. Upstairs, the front double bedroom includes a feature fire



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place, built-in wardrobes and a cupboard over the stairs. The main bedroom faces to the rear, also with a feature fire place, but leading to a walk-in wardrobe with mirrored doors, and the modernised family bathroom beyond. With tiled splash backs, a shower over the bath and a heated towel rail, the bathroom is immaculately presented.

THE GREAT OUTDOORS

The rear garden has been landscaped to maximise the space, including a pathway and seating area of timber decking, a small grass area and raised timber sleeper bed. Enclosed with timber panelled fencing, a timber shed offers storage.

OUT & ABOUT

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

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VIRTUAL TOUR

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

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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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⁾
 805.11 ft²
 74.80 m²



Floor 1



Ground Floor

