

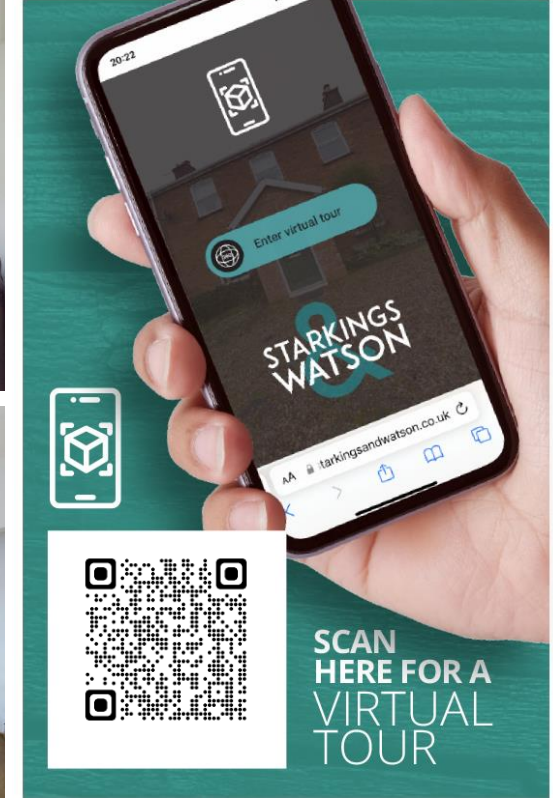
BEACONSFIELD ROAD

**Norwich NR3 4PP**

Freehold | Energy Efficiency Rating : C

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

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**STARKINGS  
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- No Chain!
- Mid-Terrace Home
- Blank Canvas for a New Owner
- Two Open Plan Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom
- Three Bedrooms
- Bisected Garden

### IN SUMMARY

NO CHAIN. Ready for a new buyer to PLACE their own STAMP on the property, this mid-terrace home is READY TO MOVE IN. Formed in a traditional style, the TWO RECEPTION ROOMS offer an OPEN PLAN FEEL with the inner hallway removed. The front SITTING ROOM creates a COSY FEEL with the feature brick built FIRE PLACE, with WOOD FLOORING running through into the DINING ROOM, with a further feature fire place. The accommodation continues with the FITTED KITCHEN, rear hall and FAMILY BATHROOM. Upstairs, the TWO DOUBLE BEDROOMS lead off the landing, with the third bedroom adjoining, with POTENTIAL to be an EN SUITE. To the rear the GARDEN is bisected, with the private garden offering PAVING, planting and a STORAGE SHED.

### SETTING THE SCENE

With a low level brick wall and a shingled frontage, a low maintenance finish has been achieved, with a hard standing driveway leading to the front door.

### THE GRAND TOUR

With a traditional layout, the front reception room is used as a sitting room, centred around a feature exposed brick fire place. Wood flooring runs underfoot, whilst a window to front offers natural light. The original inner hall has been opened up and now offers a storage space under the stairs, with an open plan feel to the dining room. The wood flooring runs through both reception rooms, with a further brick built fire place in the dining room. Stairs can be found to the first floor, with a further opening to the kitchen. A galley style kitchen, storage can be found to both sides, with space for a gas cooker, and an inset sink with tiled splash backs. There is space for a washing machine, whilst the rear hall offers space for a fridge freezer and a door to the rear garden. The family bathroom is also downstairs, with tiled walls, a shower over the bath and a heated towel rail. Upstairs, the landing leads to two double bedrooms. The front bedroom offers a built-in storage cupboard, with the rear bedroom also leading to the third bedroom - finished with further storage and a window to rear.

### THE GREAT OUTDOORS

With a bisected rear garden, a hard standing courtyard leads from the rear door, with a pathway leading to the private garden. Landscaped to include an area of patio and gravel, the garden is enclosed with timber panelled fencing, whilst a timber shed offers storage.



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#### 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.

#### FIND US

Postcode : NR3 4PP

What3Words : ///organs.files.rental

#### 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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GIRAFFE360

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

Reduced bedroom (below 1.5m/4.92ft)

Approximate total area<sup>(1)</sup>  
629.76 ft<sup>2</sup>  
58.51 m<sup>2</sup>

Reduced bedroom  
6.44 ft<sup>2</sup>  
0.60 m<sup>2</sup>

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HYBRID ESTATE AGENTS

Floor 1

