

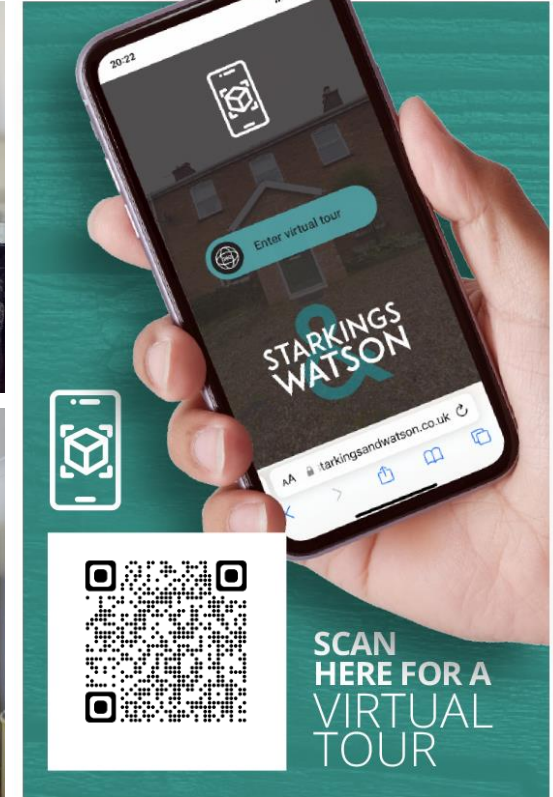
STOCKWELL ROAD

# Queens Hill, Norwich NR8 5EQ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Mid-Terrace Townhouse
- 19' Kitchen/Dining Room
- 19' Sitting Room with Playing Field Views
- Separate Utility Room & Cloakroom
- Four Bedrooms
- Family Bathroom & Two En Suite
- South West Facing Low Maintenance Gardens

### IN SUMMARY

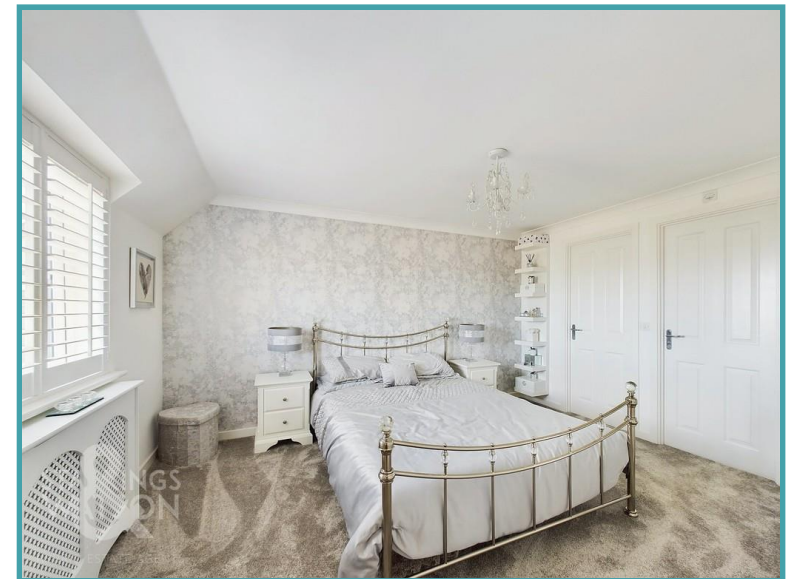
NO CHAIN. This modern mid-terrace TOWNHOUSE overlooks the school PLAYING FIELD. Having been WELL MAINTAINED, new carpets and WINDOW SHUTTERS can be found to most of the house, whilst outside, a SOUTHWEST FACING GARDEN with an open rear aspect can be enjoyed. A spacious hall entrance with a W.C and UTILITY ROOM can be found downstairs, along with the OPEN PLAN 19' KITCHEN/DINING ROOM - where there is ample SPACE for a TABLE and SOFT FURNISHINGS. Heading upstairs, the property is ARRANGED over THREE STOREYS, with the middle floor dedicated to a FULL DEPTH 19' SITTING ROOM with DUAL ASPECT WINDOWS. The SECOND or GUEST BEDROOM is also on this floor with DUAL ASPECT WINDOWS and an EN SUITE. The top floor completes the property with THREE FURTHER BEDROOMS and the family bathroom, including the MAIN BEDROOM with an EN SUITE and WALK-IN WARDROBE. Outside, a CAR PORT offers PARKING, with a LOW MAINTENANCE GARDEN.

### SETTING THE SCENE

Fronting Stockwell Road, the frontage is block paved for ease of maintenance, with a ramped pathway to the main entrance. A gated car port offers tandem parking, with options to increase the parking into the rear garden if needed. To front, a fence and hedged boundary faces the school, with no residential properties in front, offering great privacy.

### THE GRAND TOUR

Heading inside, the hall entrance offers an immaculate and welcoming space, with stairs to the first floor and storage under. Doors lead to the W.C, utility room and kitchen. The kitchen and dining room are open plan and the perfect family friendly space with room for a table and soft furnishings. With carpet to the living end and vinyl flooring to the kitchen, a range of wall and base level units are installed, with integrated cooking appliances, space for general white goods, built-in dishwasher and dual aspect windows to front and rear. The W.C offers a two piece suite with tiled splash backs, whilst the utility room offers a work surface with an inset sink, space for laundry appliances and a door to the rear garden. The central heating boiler is tucked away in a corner cupboard. Heading upstairs, the first floor landing offers stairs to the top floor and doors to the sitting room - a dual aspect room with luxury fitted carpet. The double bedroom on this floor offers dual aspect windows with window shutters, a large built-in wardrobe, and a door to the en suite shower room, which is fully tiled and offering a three piece suite with a storage under under the sink. Upstairs, three



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bedrooms lead off the landing, with a built-in airing cupboard and the family bathroom. The main bedroom offers luxury fitted carpet, with a walk-in wardrobe, and an en suite shower room - also with a three piece suite, tiled splash backs and storage under the sink. The third and fourth bedrooms offer luxury fitted carpets with window shutters to both rooms. The family bathroom includes a shower over the bath and tiled splash backs.

#### THE GREAT OUTDOORS

The rear garden is low maintenance with artificial grass and fully enclosed timber panelled fencing. A patio runs across the rear of the house, with space for outside dining. Gated access leads to the tandem driveway and car port.

#### OUT & ABOUT

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

#### FIND US

Postcode : NR8 5EQ

What3Words : ///penny.bookings.crowd

#### 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)  
 1336.69 ft<sup>2</sup>  
 124.18 m<sup>2</sup>

Floor 2



Ground Floor



Floor 1

