

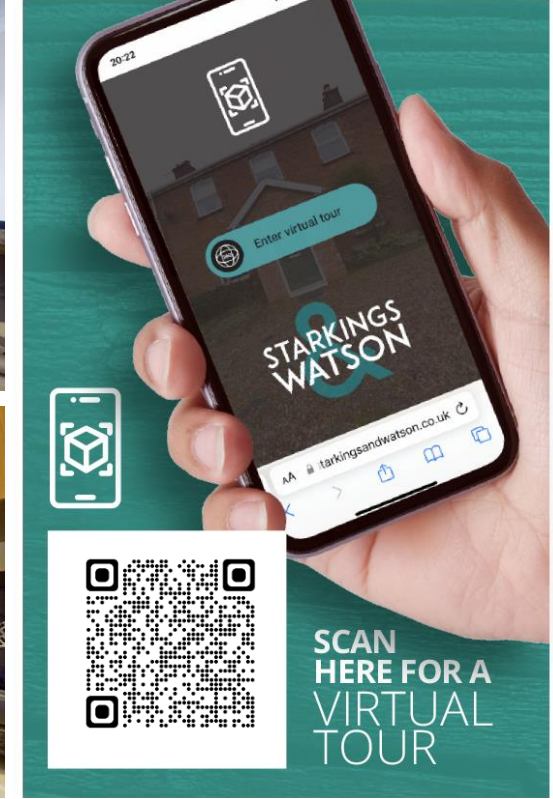
BEECHENO ROAD

Norwich NR5 8TG

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!
- Semi-Detached Home
- Potential to Extend (stp)
- Dual Aspect Sitting Room
- Fitted Kitchen with Storage
- Three Bedrooms
- Family Bathroom with Shower
- Large Frontage & Private Rear Garden

### IN SUMMARY

NO CHAIN. An IDEAL INVESTMENT or FAMILY HOME, with a LARGE SWEEPING PLOT there is AMPLE PARKING and HUGE POTENTIAL to enclose or landscape further GARDENS. Sitting at around 716 Sq. ft (stms), the property offers EXTENSION POTENTIAL (stp), with the internal accommodation comprising a 16' SITTING ROOM with DUAL ASPECT WINDOWS, hall entrance, KITCHEN with BUILT-IN CUPBOARDS and a bathroom with a SHOWER. Upstairs, THREE BEDROOMS lead off the landing, with POTENTIAL to create a first floor BATHROOM if required. The GARDENS are LOW MAINTENANCE and include a PRIVATE REAR GARDEN with STORAGE.

### SETTING THE SCENE

Set behind high level hedging, a sweeping lawned front garden with two driveway entrances can be found. Ample parking is provided, with potential to enclose further private garden space.

### THE GRAND TOUR

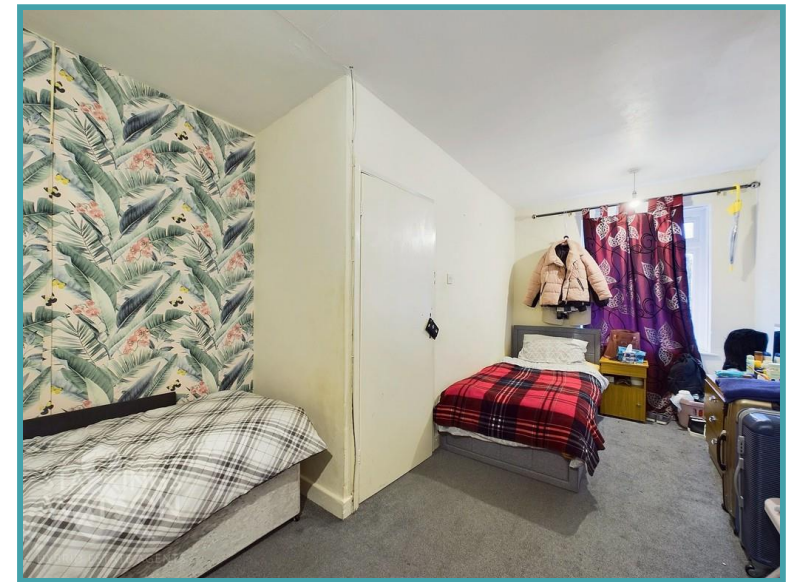
Heading inside, the front door takes you straight into the main sitting room, with dual aspect windows and wood effect flooring running through the space. Stairs rise up to the first floor, with a door to the kitchen. Storage can be found under the stairs, with the kitchen formed in an L-shape, with cupboards built-in to both sides. There is space for an electric cooker and further white goods including a fridge/freezer and washing machine. Dual aspect windows face to front and side, along with tiled effect flooring running under foot. the rear entrance hall offers a door to the rear, along with a door to the family bathroom, where a three piece suite with a shower and tiled splash backs can be found. Upstairs, the three bedrooms leads off the hall, all with fitted carpets and double glazing.

### THE GREAT OUTDOORS

The low maintenance and fully enclosed rear garden is laid to shingle with a useful storage shed. Access leads from the rear entrance hall.

### OUT & ABOUT

Situated within a popular residential area between West Earlham, Costessey and the UEA and on the outskirts of Norwich, this location is popular for families and students alike. The property is only a 10 minute walk to the UEA and in the other direction you find all the local amenities that Costessey offers such as shops, hardware store, post office, convenience store 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.



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



#### FIND US

Postcode : NR5 8TG

What3Words : ///raft.logic.flat

#### 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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Excluding balconies and terraces

Approximate total area<sup>m</sup>  
716.51 ft<sup>2</sup>  
66.57 m<sup>2</sup>

