

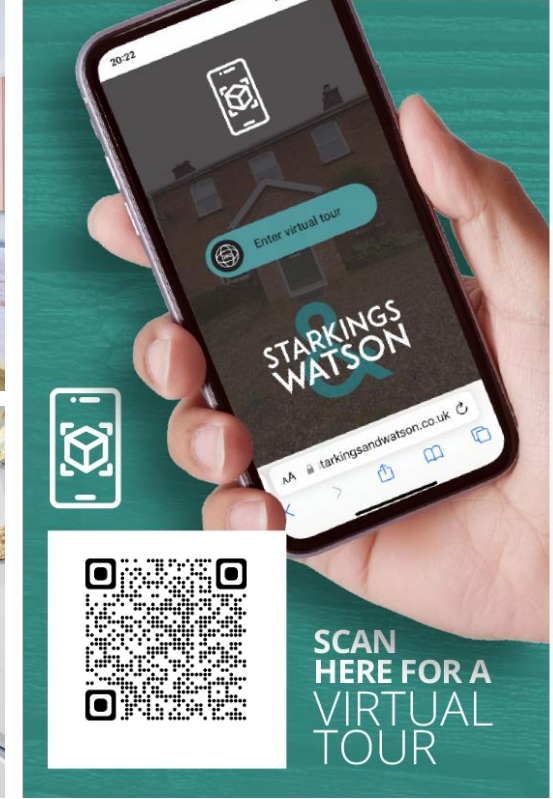
WATERLOO ROAD

Norwich NR3 1EG

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS
&
WATSON

- No Chain
- Larger than Average Terrace House
- Three Reception Rooms
- Modern Fitted Kitchen
- Two Double Bedrooms
- Potential to Extend (stp)
- Private Courtyard Gardens
- On Road Permit Parking

IN SUMMARY

NO CHAIN. This EXTENDED and LARGER THAN AVERAGE mid-terrace home HIDES AN EXTRA ROOM within. Extending to OVER 850 Sq. ft (stms) with THREE RECEPTION ROOMS. With on road parking to front, to the rear an ENCLOSED COURTYARD GARDEN offers a PRIVATE and SECLUDED setting. HAVING BEEN UPDATED and MODERNISED, the internal accommodation includes the standard layout of a SITTING ROOM and DINING ROOM, with the FAMILY ROOM leading off with STORAGE and FRENCH DOORS to the garden. The kitchen includes a RANGE of STORAGE and the W.C leading off. Heading upstairs, TWO DOUBLE BEDROOMS lead off the landing, with the BATHROOM also off the landing, including a SHOWER and BATH. The property offers CLEAR POTENTIAL (stp) to EXTEND over the FAMILY ROOM.

SETTING THE SCENE

A low level brick wall encloses the front courtyard, with a tiled pathway and low maintenance finish. Residents permit parking can be found on the road outside.

THE GRAND TOUR

The front door leads straight into the sitting room with wood effect flooring for easy maintenance. With a clean and fresh bright décor, a door leads into the inner hall with the stairs rising up. The dining room leads off, also with wood effect flooring, but also with a storage recess under the stairs which includes shelving. A further door leads to the family room, with the kitchen to the rear. With a modern range of wall and base level units, ample storage can be found, with an inset gas hob and built-in electric oven. A W.C is tucked away in the corner, with a two piece suite and heated towel rail. Heading back to the family room, this versatile room is finished with wood effect flooring, a large and useful walk-in storage cupboard, and French doors onto the courtyard. Upstairs, a landing leads to all the rooms, with two double bedrooms, one facing to front and one to rear. The family bathroom also leads off, with a four piece suite, with tiled splash backs and a twin head thermostatically controlled rainfall shower.

THE GREAT OUTDOORS

The rear garden is fully enclosed and laid to patio and non bisected, including a gated rear access and timber built storage shed. With huge potential to brighten the space and introduce planting, the garden offers a high degree of seclusion.

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



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



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 1EG

What3Words : ///spits.select.visual

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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

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.

Reduced bedroom (below 1.5m/4.9ft)

Excluding balconies and terraces

Approximate total area^m
857.88 ft²
79.7 m²

Reduced bedroom
3.76 ft²
0.35 m²

Approximate total area^m
857.88 ft²
79.7 m²

