



St. Saviours Lane, Norwich - NR3 1SP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



St. Saviours Lane

Norwich, Norfolk

This MODERN TOWNHOUSE occupies a setting just NORTH of NORWICH, within WALKING DISTANCE to the City Centre, with an INTEGRATED GARAGE with electric door for EASY PARKING. Having been a much LOVED HOME and latterly an INVESTMENT PROPERTY, this flexible home offers ACCOMMODATION over THREE FLOORS, with TWO RECEPTION ROOMS which can extend the BEDROOM accommodation to a TOTAL of FOUR if needed. The GARDEN is a real bonus, with a private aspect and raised timber decking. The HALL ENTRANCE is welcoming and includes storage and GARAGE access. A W.C and FAMILY ROOM can be found downstairs, with FRENCH DOORS into the garden. The middle floor includes the 16' SITTING ROOM and 16' KITCHEN/DINING ROOM. The top floor offers THREE BEDROOMS, with an EN SUITE to the master, and a family bathroom. Finished with gas fired CENTRAL HEATING and double glazing, a NEUTRAL DECOR ensures the property is ready to be moved straight into.

Council Tax band: D

Tenure: Freehold

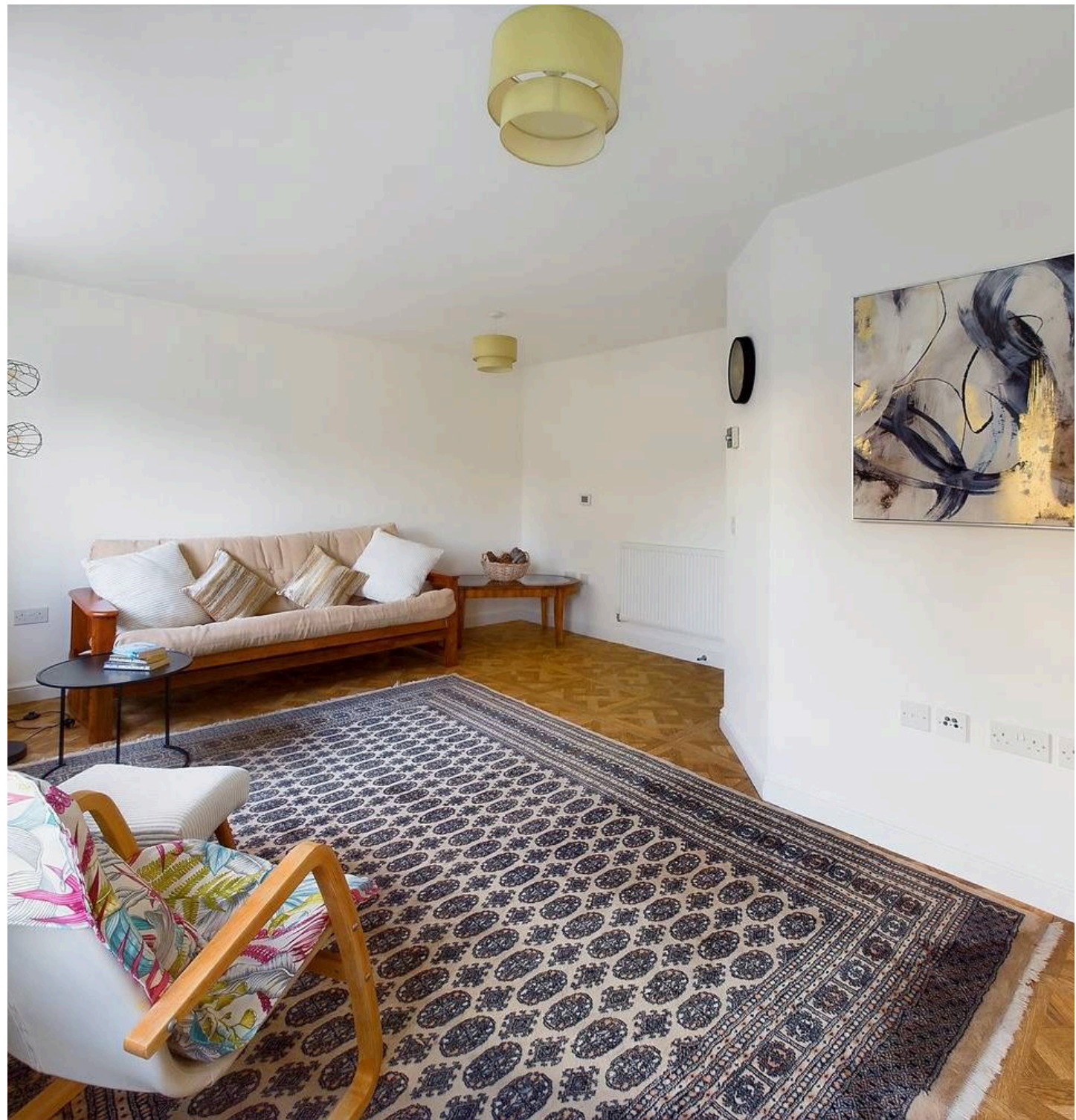
EPC Energy Efficiency Rating: B

- No Chain!
- Mid-Terrace Townhouse
- Integrated Garage Parking
- Hall Entrance with W.C
- Two Reception Rooms
- Kitchen/Dining Room
- Three Bedrooms
- Enclosed Low Maintenance Garden

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.

SETTING THE SCENE

Overlooking an NR3 car park, the property forms part of a large terrace row close to Anglia Square, which is set for regeneration. Parking is provided within the integral garage which includes an electric garage door.



THE GRAND TOUR

Wood flooring runs under foot ensuring the hall entrance is an easy to maintain space. A built-in cupboard offers storage, with the stairs rising up. Doors lead off to the garage, W.C and family room. The garage can be used as storage or parking, with power and lighting installed. The W.C offers a two piece suite with tiled splash backs. Running along the rear aspect, the family room offers a flexible space, with wood flooring, window to rear and French doors opening to the garden. Upstairs, the middle floor provides the stairs to the top floor, and leads to the main living space - an L-shaped sitting room which has been finished with tiled flooring and a neutral décor. Two windows face to the rear, offering great natural light and a pleasant outlook. The kitchen is a similar style, with space for a table and soft furnishings. The kitchen units run in a u-shape, with the gas cooker and electric hob built-in. Space is provided for a fridge freezer, washing machine and dishwasher. The top floor completes the property, with three carpeted bedrooms. The main bedroom is flooded with natural light through the full length double glazed window, with an en suite leading off, including a rainfall shower and tiled splash backs. The family bathroom is a similar style, with tiled splash backs and a shower over the bath.

FIND US

Postcode : NR3 1SP

What3Words : ///alien.bunny.below

VIRTUAL TOUR

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

AGENTS NOTE

A monthly service charge in the region of £47.00 is due for the upkeep of communal green space.







THE GREAT OUTDOORS

To the rear, a low maintenance garden offers a secluded setting, with enclosed timber fenced boundaries, low maintenance artificial grass and a raised timber decked seating area. Various planting can be found, with a patio leading from the French doors and taking you to the rear access gate.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1251.3 ft²
116.25 m²

Reduced headroom

0.93 ft²
0.09 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.