

CHURCH ROAD

Yelverton, Norwich NR14 7PB

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE PROPERTY



20:22

Enter virtual tour

STARKINGS & WATSON

tarkingsandwatson.co.uk

SCAN HERE FOR A VIRTUAL TOUR



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

starkingsandwatson.co.uk



- Non-Estate Setting
- 2018 Built Mid-Terrace Home
- 33' Open Plan Living
- Kitchen with Integrated Appliances
- French Doors to Low Maintenance Gardens
- Three Bedrooms
- Family Bathroom & Cloakroom
- Two Allocated Parking Spaces

IN SUMMARY

Occupying a STUNNING NON-ESTATE LOCATION - ideal for a buyer seeking PRIVACY and PEACE, or as a LOCK UP and LEAVE, built in 2018, this HIGH SPECIFICATION mid-terrace home is the perfect buy! Finished to a HIGH SPECIFICATION with AIR SOURCE HEATING and energy efficiency in mind, the property offers DESIGNER TILES, under floor heating and a LOW MAINTENANCE GARDEN. Heading inside, the GROUND FLOOR offers close to 33' of OPEN PLAN accommodation, with SPACE to SIT, DINE, ENTERTAIN and EAT - complete with attractive WOOD PANELLING. The kitchen offers INTEGRATED APPLIANCES, French doors to the garden, and a door to the ground floor W.C. The first floor includes THREE BEDROOMS and the family bathroom with a shower over the bath. To the rear, the garden offers an ARTIFICIAL LAWN, and patio. Allocated PARKING is provided to front for two vehicles.

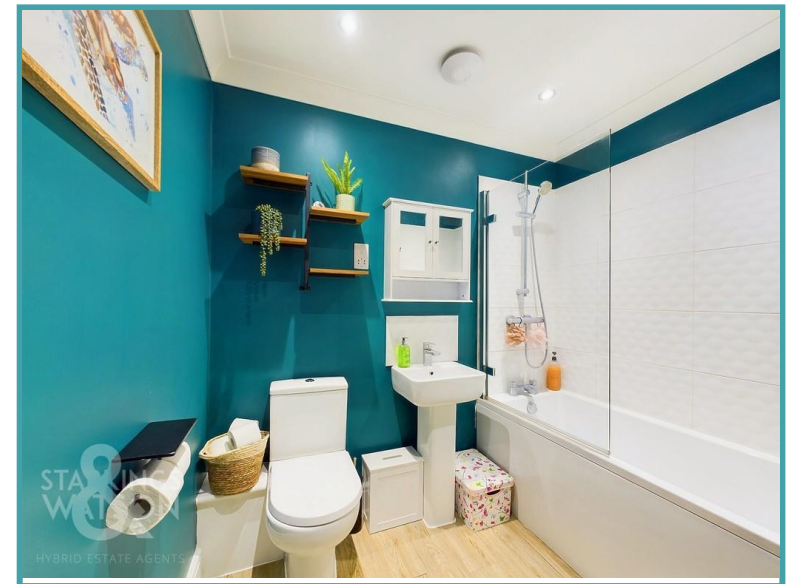
SETTING THE SCENE

Occupying a private and exclusive development next to the village church, the communal parking area

includes allocated parking, a low maintenance frontage and stepped entrance to the main front door.

THE GRAND TOUR

You step straight in to the open plan living space - with a feature wood panelled wall to one side and wood effect flooring running underfloor with under floor heating. Stairs lead up in front to the first floor, with a high specification range of clever built-in storage comprising a cupboard and drawers. There is ample room for soft furnishings and a TV, whilst a dining table sits perfectly between the kitchen as an ideal separation. The kitchen includes a great range of wall and base level units, with solid woodwork surfaces and an inset sink and drainer unit with mixer tap. Brick tiled splash backs run around the kitchen, with an inset electric ceramic hob, built-in electric oven, and integrated dishwasher, washing machine and fridge freezer. uPVC double glazed French doors open to the garden, whilst a W.C is tucked away under the stairs, with a bright finish and tiled splash back. Upstairs, the three bedrooms lead off the landing, with built-in storage and attractive solid wood doors. The bedrooms are all carpeted, with the airing cupboard housing the air source hot water system in the main bedroom. The family bathroom includes a three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer tap, thermostatically controlled shower and glazed shower screen - with designer branded tiled splash backs. A loft ladder pulls down from the landing, with a mainly boarded loft space.



To arrange an accompanied viewing please call our Poringland Office on **01508 356456**



THE GREAT OUTDOORS

A hard standing patio can be found providing the perfect space for entertaining and alfresco dining. The main garden is laid to artificial lawn and enclosed by timber fenced boundaries. Outside lighting enhances the space on a summers evening, whilst an air source heat pump is situated to one corner.

OUT & ABOUT

Yelverton is a small village situated some five miles south east of the Cathedral City of Norwich and closely associated with the neighbouring village of Alington. The village itself is just south of the A146 and is contiguous with Alington to the south with which it shares its facilities, which include a duck-pond, village hall, local primary school and St. Mary's church. Further amenities can be found in the larger village of Poringland, whilst a short drive takes you to the City Centre itself.

FIND US

Postcode : NR14 7PB

What3Words : ///glider.puff.newsreel

VIRTUAL TOUR

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

AGENTS NOTE

A monthly service charge is due of £51 PCM for the upkeep of communal landscaping. The property utilises an air source heating system.

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.

Excluding balconies and terraces

Approximate total area^m
 786.18 ft²
 73.04 m²

