



## Clare Close, Norwich

£875 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ First Floor Flat
- ✓ Balcony & Communal Gardens
- ✓ On Road Parking
- ✓ Immaculate Interior
- ✓ Modernised Kitchen
- ✓ Spacious Sitting Room
- ✓ Two Double Bedrooms
- ✓ Family Bathroom with Shower

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

**STARKINGS  
&  
WATSON**



### IN SUMMARY

This IMMACULATE FIRST FLOOR FLAT is tucked away in NR3, with a PRIVATE BALCONY and COMMUNAL GARDENS. Finished with uPVC double glazing and gas fired central heating, the interior is IMMACULATE, with on road parking close by. The accommodation comprises a HALL ENTRANCE with BUILT-IN STORAGE, 16' SITTING ROOM with a feature fire place, 9' KITCHEN with a MODERN RANGE of UNITS with space for appliances and the fridge freezer built-in, TWO DOUBLE BEDROOMS and family bathroom with a SHOWER.

### SETTING THE SCENE

Sitting at the top of Clare Close, a communal entrance leads to the first floor, with communal garden access via a rear access door. On road parking can be found outside the main block.

### THE GRAND TOUR

Heading upstairs, the hall entrance is carpeted and finished with two built-in cupboards, one housing the gas fired central heating boiler. To your left, the family bathroom includes tiled walls and shower over the bath. The two double bedrooms are opposite, both with fitted carpet and one including a built-in wardrobe. The kitchen has been replaced recently, with an extensive and well fitted range of

units, with attractive tiled splash backs. Space is provided for a cooker, slimline dishwasher and washing machine, with the fridge freezer built-in. Wood effect work surfaces and flooring complete the look. The sitting room is at the end of the hall, with a feature fire place, and door to a walk-out and private balcony.

### THE GREAT OUTDOORS

The balcony is the ideal space for a bistro dining set, whilst the lawned communal gardens are well maintained and include washing drying space. A brick built shed is also found in the main hall for bike storage etc.

### 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 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.

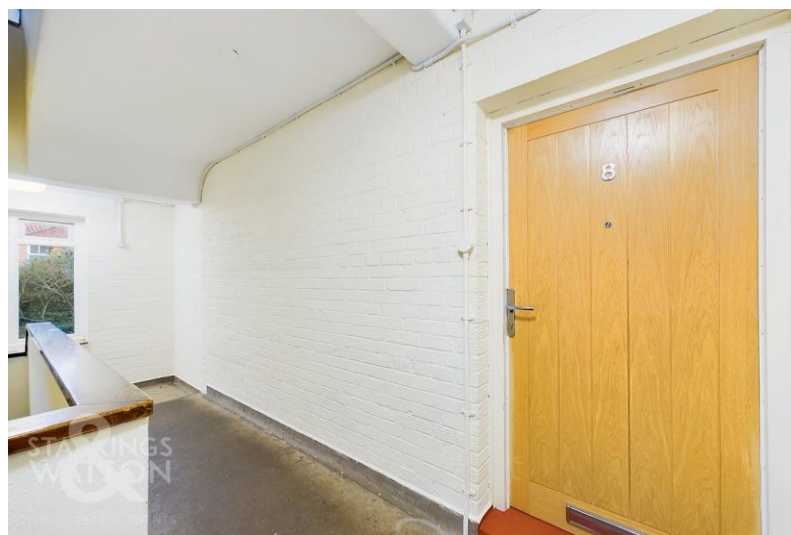
## FIND US

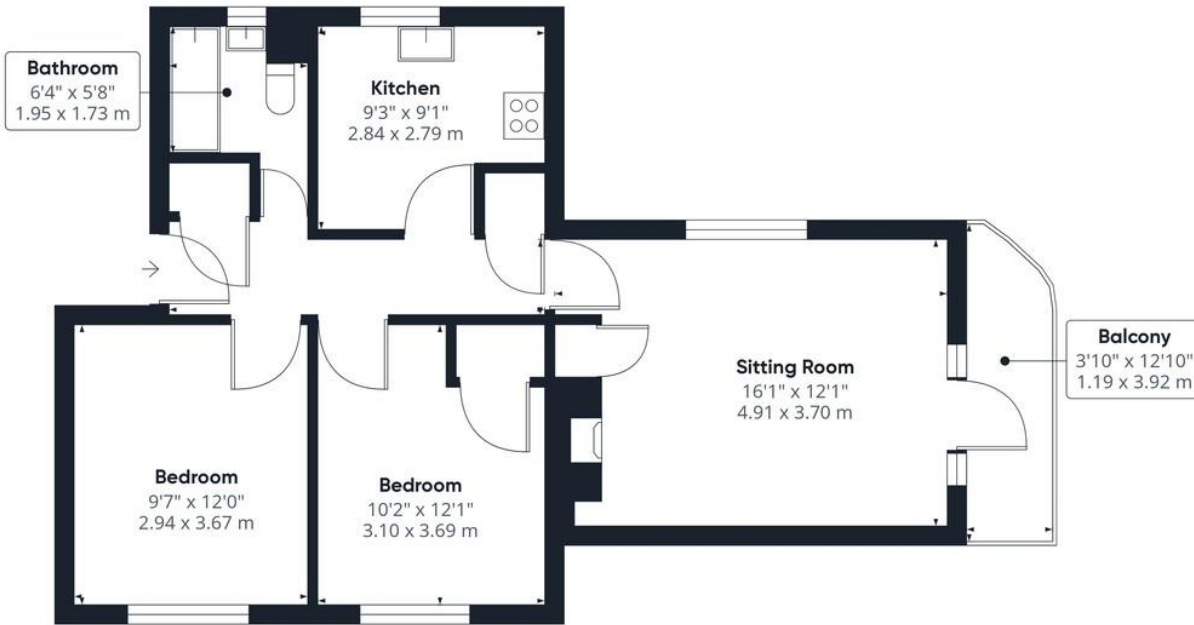
Postcode : NR3 1EL

What3Words : ///battle.hatch.bunk

## VIRTUAL TOUR

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





**Approximate total area<sup>iii</sup>**  
620.26 ft<sup>2</sup>  
57.62 m<sup>2</sup>

Excluding balconies and terraces

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

GIRAFFE360

Agents Note: 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.