

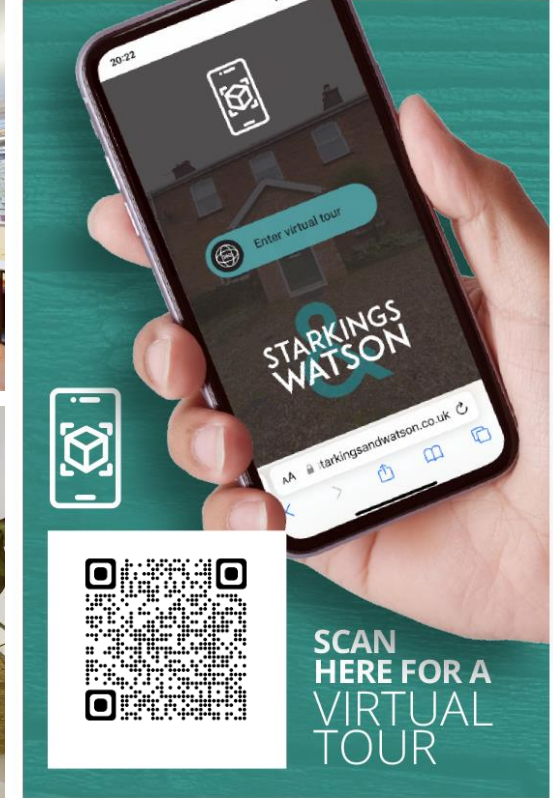
WEATHERBY ROAD

Chapel Break, Norwich NR5 9NH

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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- Semi-Detached House
- Two Bedrooms
- Fitted Kitchen
- Downstairs Cloakroom
- En-Suite and Family Bathroom
- Larger Than Average Rear Garden
- Off Road Parking
- Quiet Setting

IN SUMMARY

Two bedroom SEMI-DETACHED house situated in this quiet setting on the edge of the development BACKING ONTO WOODLAND which is accessed from the rear garden. Inside you will find a CLOAKROOM on the ground floor plus a FAMILY BATHROOM and EN-SUITE SHOWER ROOM on the first floor, serving TWO DOUBLE BEDROOMS with the second currently being used as a home office. Staying on the ground floor you can find a FITTED KITCHEN with integrated cooking appliances and a fantastically SPACIOUS SITTING and DINING ROOM with storage which opens up onto the rear garden. Stepping out onto the patio area with WOODEN PERGOLA overhead and much larger than average, mainly laid to lawn and offering a SOUTH FACING garden for the family to enjoy all year round.

SETTING THE SCENE

Rounding the corner on this road at its narrowest point and as you head down the slight gradient of the street you will notice it widening as you approach the front door. To the front left hand side of the property

you will have use of a concreted driveway suitable for two vehicles. A small, low maintenance frontage leads you to the front door with awning above and a small, manicured hedge sits to the right front of the property also.

THE GRAND TOUR

As you enter the front door you will notice the deceptively large living space unfurl itself in front of you. Off the main hallway entrance you will find the cloakroom to your right comprising of a two piece suite WC and wash basin with vanity storage and tiled surround. Adjacent to this is the L-Shaped kitchen with tiled flooring and ample wall and base mounted storage units, with space for a free standing fridge/freezer, plumbing for a washing machine as well as integrated electric oven with gas cooker and extractor fan above. To the rear of the ground floor is the welcoming sitting/dining room space perfect for hosting guests or enjoying a cosy night in. The wooden effect flooring runs through this space and into the hallway behind. Your eyes will be drawn to the attractive and larger than average rear garden space which lights up this living area through the large window and uPVC French Doors. On the first floor the landing serves the two double bedrooms with the master benefiting from a three piece en-suite shower room with tiled flooring and wall mounted storage. Both the bedrooms as well as the landing are fitted with carpeted flooring with the landing benefiting from an airing cupboard perfect for additional storage. The first floor is finished with a three piece contemporary design bathroom, with



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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.

Price:



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tiled surround and handy shelved storage space.

THE GREAT OUTDOORS

With the front being low maintenance and offering access and parking this property really comes to life in the rear garden. As you exit into the rear garden you will find yourself standing underneath a vine strewn pergola with patio seating area underneath creating the ideal space for al fresco breakfast mornings or summer BBQ's. This property really benefits from sitting on the edge of the development as you have the use of a much larger than average, laid to lawn rear garden surrounded by timber fences and backing onto woodland. The woodland itself is access from the garden through a timber gate making dog walks even easier for the family to enjoy. A true gem on top of the icing for this property and something to be seen to be fully appreciated.

OUT & ABOUT

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You will also find the UEA, Norfolk and Norwich Hospital and Research Park within only a few minutes drive as well as the Longwater Retail park just a 10 minute drive away. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

FIND US

Postcode : NR5 9NH

What3Words : ///recent.branded.geologist

VIRTUAL TOUR

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

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
 645.92 ft²
 60.01 m²

