



Corie Road, Norwich

£1,600 pcm - Tenancy Info

Energy Efficiency Rating : D

- ✓ Semi-Detached Home
- ✓ Student Let
- ✓ Close to UEA
- ✓ Flexible Layout
- ✓ Three Reception Rooms
- ✓ Kitchen & Separate Utility Room
- ✓ Four Bedrooms
- ✓ Enclosed Garden

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







### IN SUMMARY

STUDENT LET for 12 MONTH TERM including INTERNET and WINDOW CLEANING. This semi-detached home extends to over 1140 Sq. ft (stms), with a FLEXIBLE LAYOUT and a VARIETY of LIVING SPACES. The 12' sitting room sits in the centre with BUILT-IN STORAGE leading to a family room, dining room, KITCHEN and separate UTILITY ROOM. A hall entrance leads to the front, with a W.C and GROUND FLOOR BEDROOM. Upstairs, THREE BEDROOMS lead off the landing, along with a FAMILY BATHROOM. Outside, the LAWNED GARDEN is an ideal escape, with outside storage and seating.

### SETTING THE SCENE

With a shingled driveway to front, enclosed timber panelled fencing lines the driveway, with access to the main property.

### THE GRAND TOUR

Heading inside, the hall entrance offers wood flooring, with built-in storage and stairs to the first floor. A useful W.C can be found ahead,

with tiled flooring and wood panelling, with a ground floor bedroom centred on a feature fire place with uPVC double glazed windows and French doors to front. The sitting room sits in the centre of the property, with a further feature fire place and wood flooring. Leading off is a useful family room or study with French doors to the garden, open plan dining room with velux windows to rear, and the main kitchen which is open plan to the utility room where a door leads to front with a covered seating area with access to the driveway. Heading upstairs, the three bedrooms lead off the landing, all with fitted carpet, and one including a range of built-in wardrobes. The family bathroom sits under a vaulted ceiling, and is complete with a three piece suite, with storage under the sink, heated towel rail and tiled splash backs.

### THE GREAT OUTDOORS

The rear garden offers a fully enclosed lawned garden, with a variety of planting and shrubbery. A raised timber decked area offers seating, whilst a storage shed sits to the back corner.

## OUT & ABOUT

Located in Earlham which is close proximity to the University of East Anglia (UEA) and a short drive from Norwich City Centre, making this an urban retreat from the hustle and bustle, but within convenient distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

## FIND US

Postcode : NR4 7JB

What3Words : ///next.fence.garden

## VIRTUAL TOUR

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





Ground Floor



Floor 1

Approximate total area<sup>18</sup>

1141.39 ft<sup>2</sup>  
106.04 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 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.