

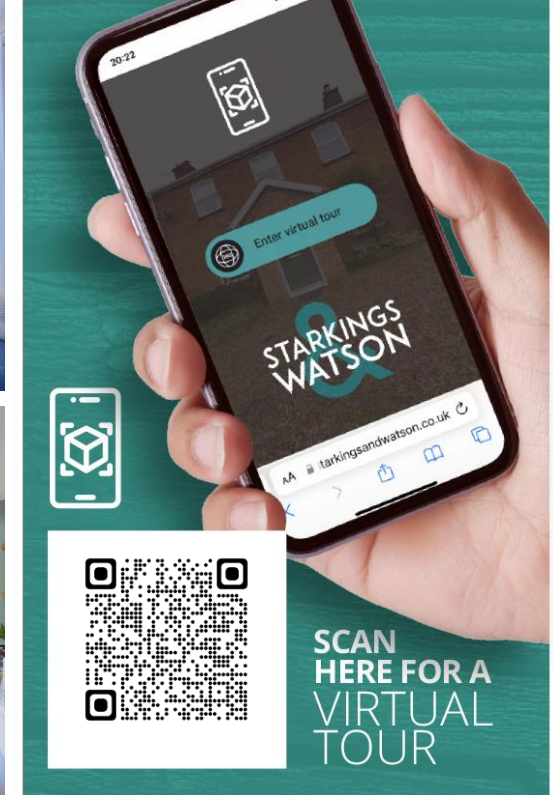
ELLA ROAD

Norwich NR1 4BS

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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

starkingsandwatson.co.uk



- Terraced House Extending to 1180 Sq.Ft (stms)
- Living Accommodation Set Over Three Floors
- Separate Sitting & Dining Room
- Three Double Bedrooms
- Family Bathroom & En-Suite
- Modern Fitted Kitchen
- Low Maintenance Rear Garden
- Sought After City Centre Location

IN SUMMARY

This brilliantly spacious TERRACED HOUSE is set within one of the most accessible parts of the city of Norwich with a wide array of transport links and shopping on your doorstep. Internally the property benefits from full uPVC double glazing. The property is offered in an IMMACULATE and MODERN fashion throughout the very VERSATILE living accommodation which features a SEPARATE SITTING and DINING ROOM on the ground floor, and a UNIQUE KITCHEN and UTILITY ROOM layout. Heading upwards, the property benefits from THREE DOUBLE BEDROOMS all individually decorated with a contemporary/modern decor, with the main bedroom on the second floor boasting BESPOKE BUILT IN WARDROBES and an EN-SUITE SHOWER ROOM as well as the family bathroom on the first floor. Externally, there is a low maintenance rear garden, with external storage outbuilding.

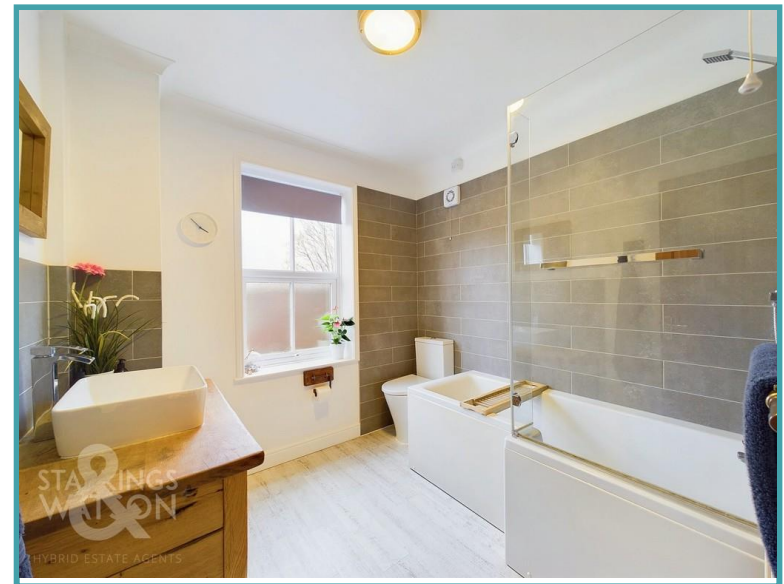
SETTING THE SCENE

The property is set back from the sloped road and set behind a low-level brick wall with timber fence access. There is a raised flagstone frontage too which could be made into a green space required.

THE GRAND TOUR

Stepping inside one of the first things you will notice is the sleek finish throughout with neutral colours and wooden

accents lifting the property throughout the hallway and beyond. To your right as you enter walking across the wooden flooring is the bay fronted sitting room complete with wooden plantation blinds, radiator and an exposed brick fireplace creating a cosy space to enjoy cosy evenings. Heading down the hallway, past the under stair storage space, you will find the separate dining room to your right sharing the same feature chimney breast as the sitting room which in turn has created the ideal space for additional storage solutions in the recesses either side. The same wooden flooring runs under foot, with a rear aspect uPVC double glazed door leading you to the rear garden. To the rear of the property is a uniquely laid out utility/kitchen space with wood effect tiled flooring underfoot, a range of wall and base mounted storage set around wooden square edge work surfaces. There is space for a washing machine and fridge freezer, as well as a range of integrated appliances including a dishwasher, electric hob with extraction above and dual NEFF ovens. This space has been incredibly well thought out and is presented in a very attractive manner. Heading to the first floor you will find the family bathroom directly opposite the stairs with wood effect flooring, stylish bathtub with mounted shower head above, WC, radiator and sink set upon vanity storage. The entire space is delicately decorated with a mixture of white fixtures, grey tiled surround and exposed wooden storage features. Heading out of this room and directly to your left is the second largest bedroom, with darkened wood flooring and subtle two-tone paint currently serving as the most perfect nursery with a uPVC window overlooking the rear garden space. Heading through the hallway towards the front of the property is the third bedroom which is a great sized double bedroom, only slightly smaller than the second. This all white room is finished with carpeted flooring and wooden panelling on the far wall with a double front facing aspect of windows allowing natural light to flood this space. Before heading to the second floor you will find yourself



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



stood in an extremely versatile space hidden under the stairs currently being used as a home office space with some additional storage under the stairs too. This could be purposed in any fashion or simply used for storage. The main bedroom is a stunningly presented and well-lit room with a dual aspect through the Velux windows. This space has vaulted ceilings and recessed lighting, with the current owners opting to add some well-designed, bespoke fitted wardrobes with lighting inside. Finally, the en-suite shower room is a well-proportioned room with a Velux window overlooking the surrounding city, ceramic wash basin, WC and tiled shower cubicle set within the recess of the wall.

THE GREAT OUTDOORS

Externally there is a very handy external outbuilding that currently serves as the ideal storage space for garden furniture and other items. Heading down the steps, you will enter the low-maintenance garden space with artificial grass under foot, timber fence surround and gate leading to the side alleyway access.

OUT & ABOUT

Located just outside the Norwich City Centre this property offers an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

FIND US

Postcode : NR1 4BS

What3Words : ///head.plays.burns

VIRTUAL TOUR

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

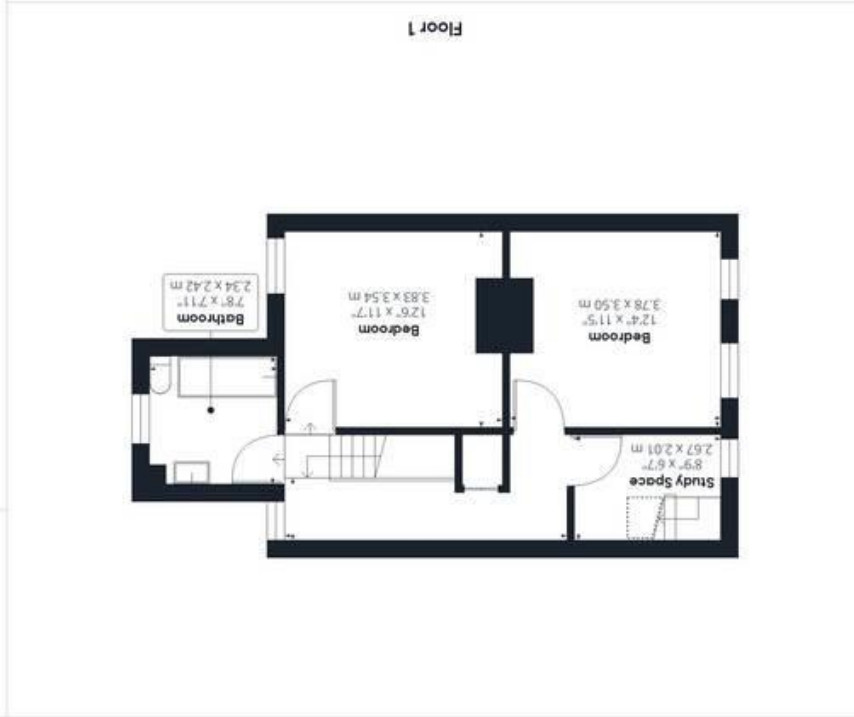
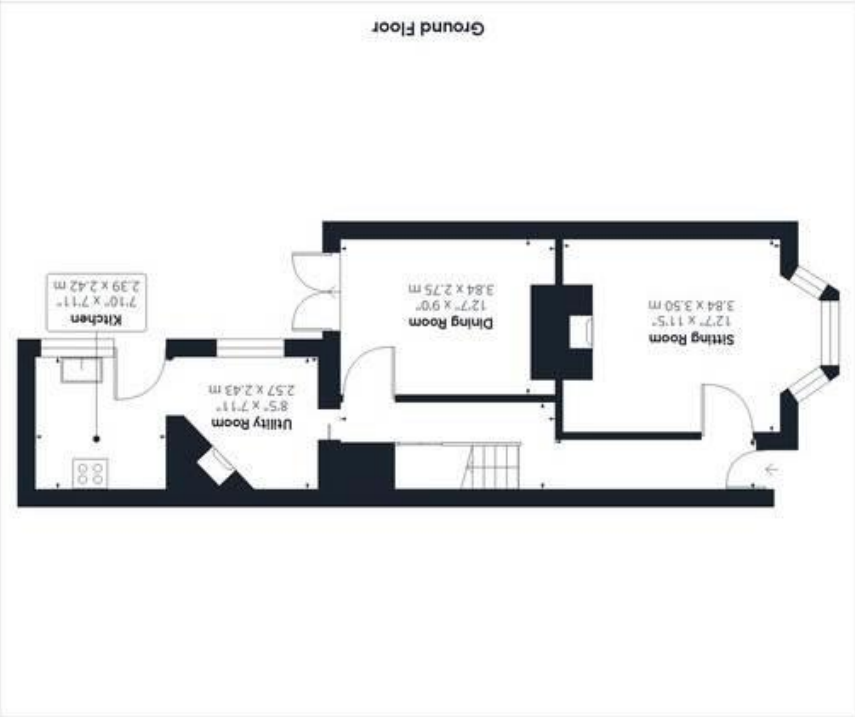
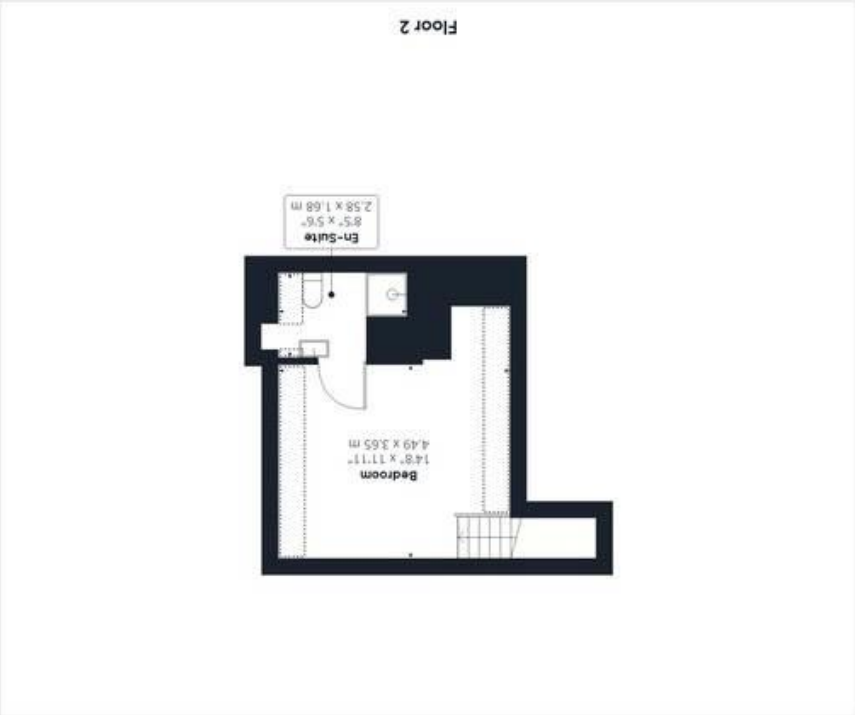
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers 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.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area^m
1181.96 ft²
109.81 m²

Reduced headroom
52.49 ft²
4.88 m²

