

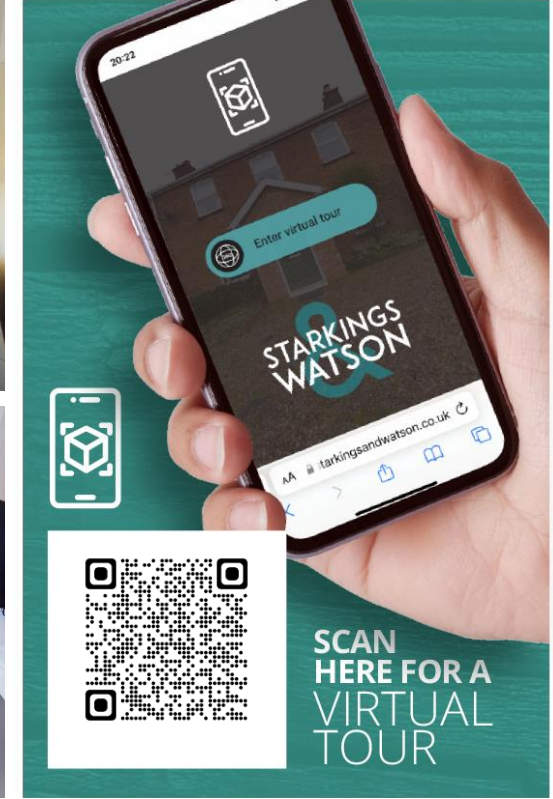
HARDY ROAD

# Norwich, Norfolk NR1 1JN

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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- Terraced House
- Separate Sitting & Dining Rooms
- Kitchen With Integrated Cooking appliances
- Family Bathroom
- Three Bedrooms
- Private & Enclosed Rear Garden
- Close to All Amenities
- Perfect First Time Buy or Investment

### IN SUMMARY

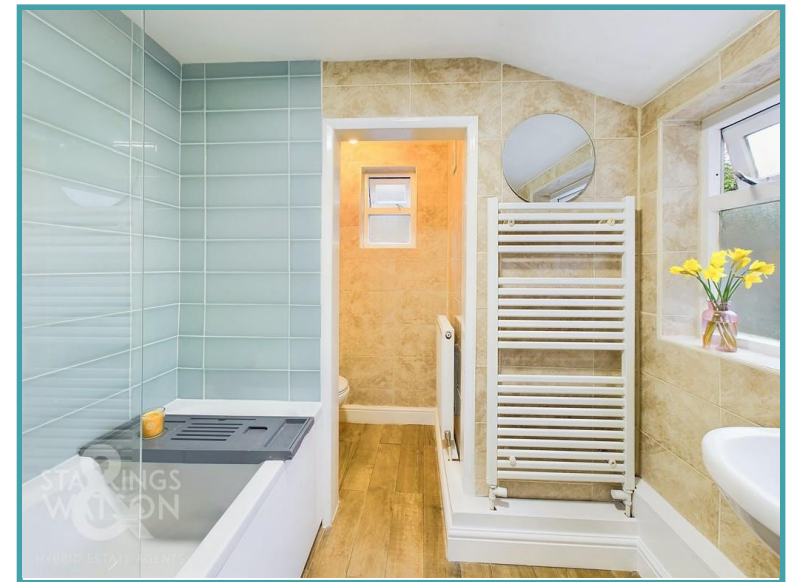
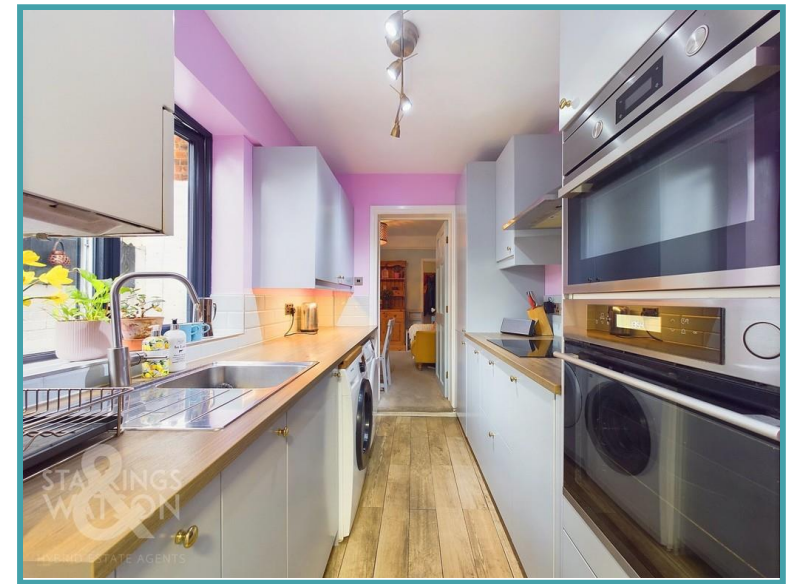
This immaculately presented TERRACED HOUSE offers the perfect FIRST TIME BUY or INVESTMENT purchase being offered by the current owners in brilliant decorative order throughout. The property offers SEPARATE SITTING and DINING room spaces with the dining room having uPVC FRENCH DOORS leading to the LOW-MAINTENANCE REAR GARDEN, kitchen with INTEGRATED COOKING APPLIANCES and downstairs FAMILY BATHROOM. On the first floor there are THREE BEDROOMS with the two main rooms benefiting from large uPVC windows allowing the rooms to bask in NATURAL LIGHT and creative very versatile living accommodation with the second leading through to the third bedroom which would make an ideal HOME OFFICE, NURSERY or single bedroom.

### SETTING THE SCENE

The property is set back from the street with steps leading to the front door through the low level brick wall with hedges offering privacy over this manageable space.

### THE GRAND TOUR

Stepping inside you are greeted by the sitting room with carpeted flooring and a large uPVC window to the front as well as the fireplace with tile surround and timber mantle piece and tiled hearth. This large space offers the new occupants versatility on the lay out of soft furnishings. This leads through to the separate dining room passed the ever handy under the stairs storage area. The dining room has alcoves either side of the chimney breast creating the ideal space to get creative with storage options. This space gives access to the first floor via the stairs, the kitchen and the rear garden via the uPVC French Doors with both the kitchen window and the uPVC French doors being replaced within the last four years. The windows at the rear of the property have recently been replaced within the last four years with the window in the main and third bedrooms being replaced in 2024. The galley style kitchen uses the space on offer brilliantly and offers a range of wall and base mounted storage, set over wooden effect tiled flooring, wooden style squared edge work surfaces, as well as under the counter space for a tumble dryer and plumbing for a washing machine. There are a range of integrated appliances on offer here including the; fridge/freezer, microwave, electric oven and induction hob with extraction above. This leads through to the family bathroom, a tastefully decorated space, with a tiled surround, bath with wall mounted shower head and glass screen, heated towel rail and the sink plus a smaller room at the very rear housing the toilet and radiator. Heading to the first floor and turning to your right you will find yourself in



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the main bedroom, a spacious double room with carpeted flooring, space for a double bed and ample storage and soft furnishings. Across the split landing is the second bedroom which is in fact slightly larger than the main room itself with a rear aspect and an abundance of usable floor space leading through to the third bedroom which can be multi-functional as a bedroom, nursery or even a handy home office space.

#### THE GREAT OUTDOORS

Externally the low-maintenance rear garden has functionality at mind with artificial grass, patio slab seating area and part border to the side and rear ideal for some greenery all housed within timber fencing.

#### OUT & ABOUT

Located in the heart of Norwich City Centre this property provides 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 1JN

What3Words : ///race.sunset.value

#### 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:



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Ground Floor

**Approximate total area<sup>(1)</sup>**  
779.32 ft<sup>2</sup>  
72.4 m<sup>2</sup>



Floor 1

(1) 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.