

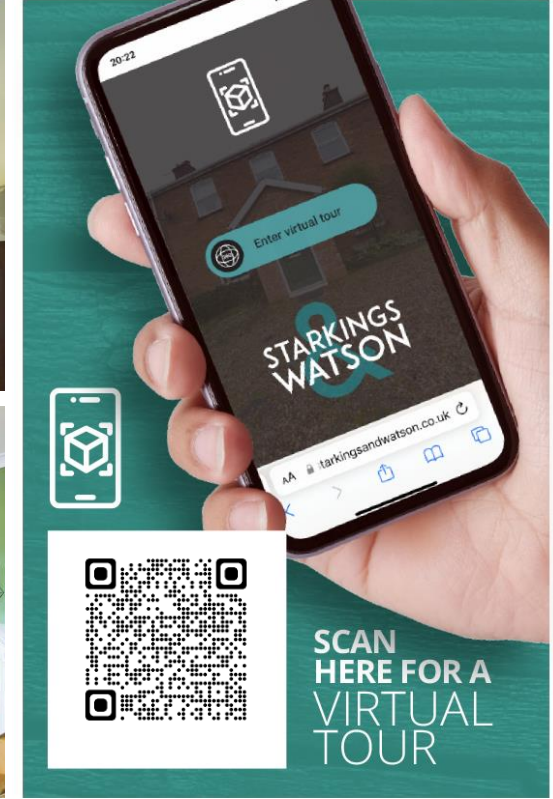
BARRETT ROAD

Norwich NR1 2LN

Freehold | Energy Efficiency Rating : D

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

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STARKINGS  
&  
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- Semi-Detached House
- 22' Open Plan Sitting & Dining Room
- 17' Kitchen & Breakfast Room
- Family Bathroom & Cloakroom
- Two Double Bedrooms
- Off Road Parking
- Private & Enclosed Rear Garden
- Short Walk To City Centre

### IN SUMMARY

This SPACIOUS SEMI-DETACHED HOUSE is pleasantly situated a short walk from Norwich City Centre and mainline train station and offers a WEALTH OF INTERNAL SPACE. The accommodation extends to just under 1000 sq. ft' (stms) whilst offering AMPLE OFF ROAD PARKING and a PRIVATE and ENCLOSED REAR GARDEN externally. The accommodation internally offers a 22' FT OPEN PLAN sitting and dining room, perfect for hosting friends and family leading to an open KITCHEN and BREAKFAST ROOM with an array of storage and INTEGRATED COOKING APPLIANCES plus an ever desirable UTILITY ROOM. This perfect FIRST TIME BUY or INVESTMENT property offers TWO DOUBLE BEDROOMS and a large FAMILY BATHROOM plus downstairs CLOAKROOM too.

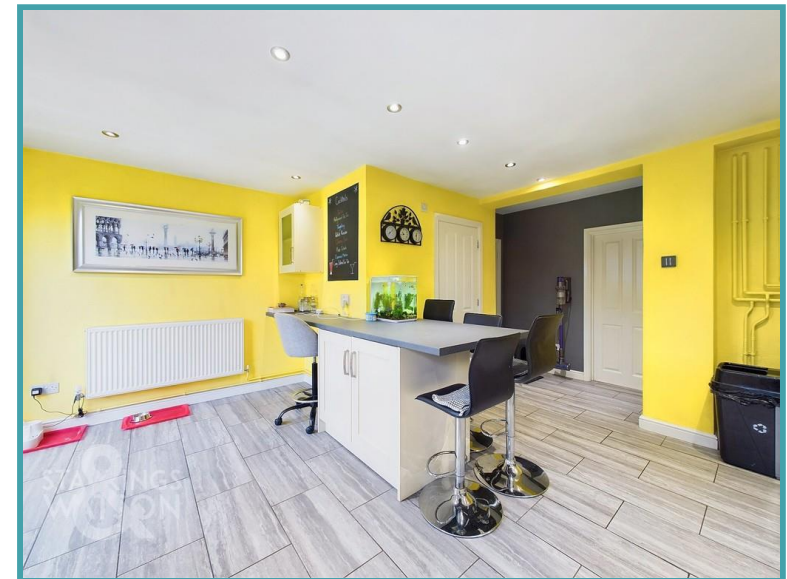
### SETTING THE SCENE

The property is accessed off the road by a long brick weave driveway which dips down offering parking for multiple vehicles. A shingle garden and timber fencing complete the attractive frontage with the access for the property coming from the door located at the side

of the property.

### THE GRAND TOUR

As you enter this home you will find yourself stood within the perfect space for hanging your coats and slipping off your shoes before heading up the stairs for the first floor or heading into the downstairs living accommodation. The property opens up into a brilliantly well-lit, dual aspect sitting/dining room with uPVC double glazed windows and gas radiators all set over carpeted flooring. Heading towards the rear of the property you will find the ground floor cloakroom to your left before the kitchen space, a brilliant addition with tiled flooring, hand wash basin with vanity storage, toilet and radiator. Adjacent to this is some extra internal storage which could form a pantry if so desired with the utility room sat next door. The utility offers additional storage plus plumbing for a washing machine and space for a tumble dryer. Heading back out of the tiled flooring you will pass the breakfast bar addition, helping this space become a fantastic hosting area for friends and family. Heading into the kitchen there is an array of wall and base mounted storage, integrated electric oven and five ring gas stove with extraction above all leading, beyond the breakfast bar to the dining room area which also has uPVC French doors leading into the rear garden. Heading to the first floor, you will find the central landing space which has two double glazed windows allowing natural light to illuminate this space with a gas fired radiator and additional storage cupboard. Towards the front of the property is a good sized double room, with carpeted flooring



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and a front facing window offering a good floor space for additional storage. Towards the rear of the property is the larger of the two bedrooms, with a rear facing aspect and ample floor space for an array of soft furnishings. Finally, the oversized family bathroom offers the occupants a wonderfully open space with part-tiled walls and a three piece suite including a toilet, ceramic wash basin and bath with wall mounted shower head as well as a radiator.

#### THE GREAT OUTDOORS

Externally, the rear garden is part patio stone to the very rear, creating the ideal summer entertainment space to soak up the sun. The rest of the garden is laid to lawn, with a planted border and privacy giving trees to the very edge of the borders.

#### OUT & ABOUT

Located on the fringes of Norwich City Centre to provide 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 2LN

What3Words : ///round.winter.pull

#### 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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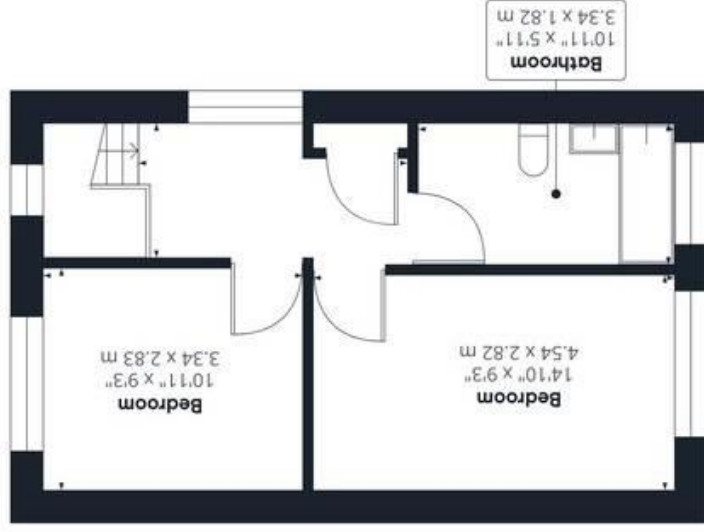
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GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 993.55 ft<sup>2</sup>  
 92.3 m<sup>2</sup>

Floor 1



Ground Floor

