

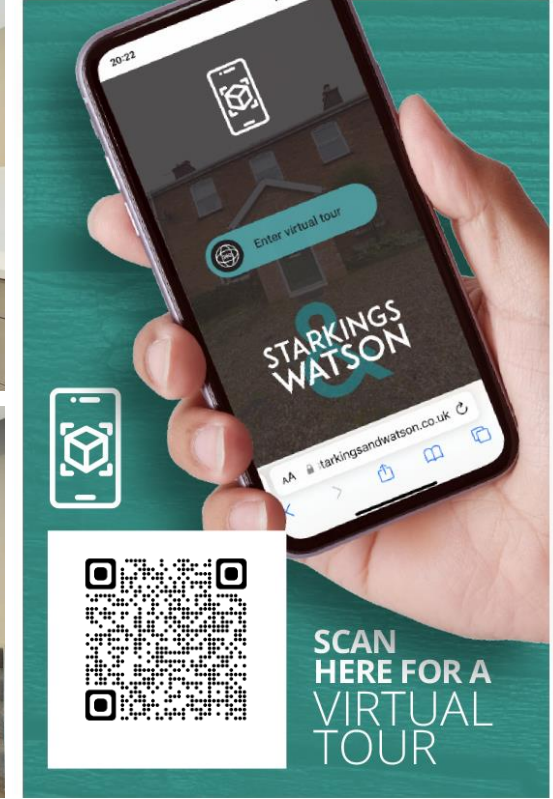
BROOMSFIELD

Norwich NR5 9FE

Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336226

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STARKINGS WATSON

- Mid-Terrace Home
- 28' Open Plan Living Space
- Kitchen with Integrated Appliances
- Two Double Bedrooms
- Family Bathroom & En-Suite
- Private Lawn Rear Garden
- Immaculate Presentation Throughout
- Close to All Amenities

IN SUMMARY

This well-equipped MID-TERRACE HOME is pleasantly situated on the edge of this development and offered in FANTASTIC DECORATIVE ORDER throughout. The ground floor offers a W.C as well as a brilliantly OPEN PLAN sitting/dining space found adjacent to the open kitchen area - with INTEGRATED APPLIANCES and ample storage. TWO DOUBLE BEDROOMS are found on the first floor, with the main bedroom benefiting from an EN-SUITE SHOWER ROOM and BUILT-IN WARDROBE. Both bedrooms have the use of the family bathroom with a three piece suite currently fitted. Externally, there is a WELL MANICURED and MAINTAINED rear garden, predominantly laid to lawn.

SETTING THE SCENE

Set just off the access road, the property is found via a small brick step into the porch entrance through the composite front door with a small shingle frontage either side.

THE GRAND TOUR

The entrance porch provides the perfect space for shoes and coats whilst leading to the ground floor cloakroom with two piece suite. The ground floor is predominantly an open plan living area formed of the kitchen, sitting room and dining room all set upon wood effect flooring. The kitchen boasts a range of integrated appliances including a dishwasher, fridge/freezer, double ovens and hob with extraction above set with a range of wall and base mounted storage. The sitting/dining room space offers additional internal storage and ample space for soft furnishings to suit your needs. The first floor gives access to all rooms upstairs including the two double bedrooms, both with carpeted flooring and uPVC double glazed windows. The bedroom to the front of the property benefits from integrated wardrobe storage and a modern en-suite shower room with walk-in shower cubicle. Sitting between both is the well-presented three piece bathroom suite with bath and wall mounted shower plus a heated towel rail.

THE GREAT OUTDOORS

As you leave the rear door you will find a flagstone patio area leading down some gentle steps into the lawn garden area with storage shed all enclosed by timber fencing.



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



OUT & ABOUT

Three Score has always been highly desirable due to its close proximity of both the University and Hospital. With good road links to both the A47 and A11, this area is within walking distance of a variety of local amenities, to include, parks, shops, doctors and schools. There is also a regular bus service into Norwich City Centre.

FIND US

Postcode : NR5 9FE

What3Words : ///always.talked.other

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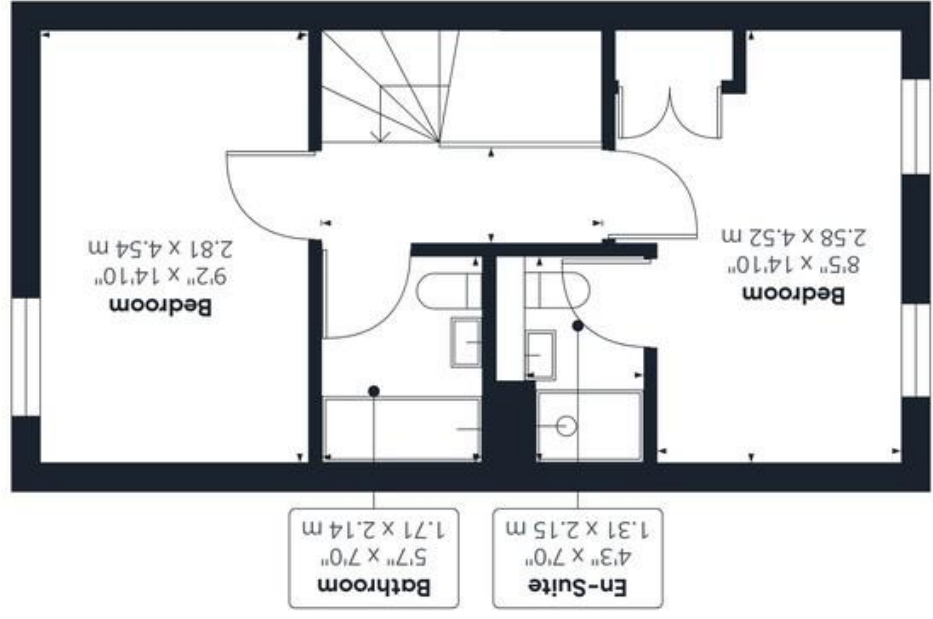
GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area™
 807.22 ft²
 74.99 m²



Floor 1



Ground Floor

