

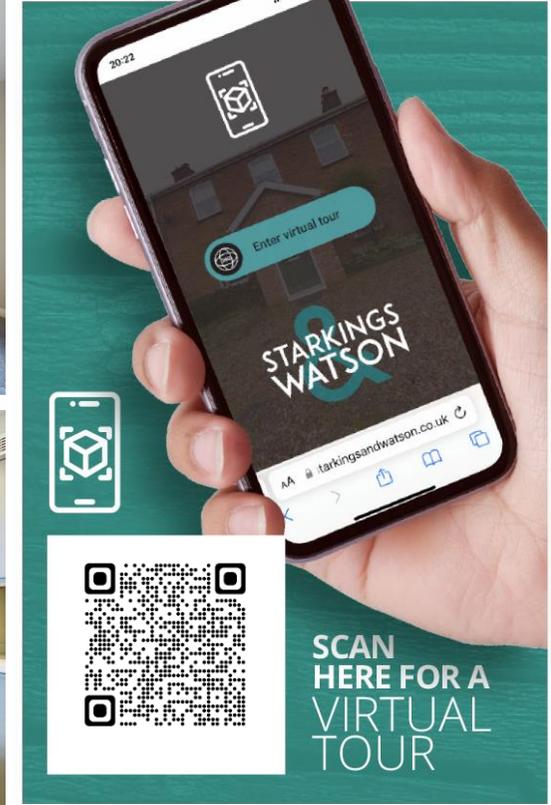
LE SAFFERNE GARDENS

Norwich NR3 4AR

Energy Efficiency Rating : B

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

PROPERTY TO LET



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STARKINGS & WATSON

- Former Show Home
- Semi-Detached Townhouse
- Allocated & Visitor Parking
- Low Maintenance Gardens
- Kitchen with Appliances
- Sitting Room with Full Height Glazing
- Three Bedrooms
- W.C, En Suite & Family Bathroom

IN SUMMARY

This FORMER SHOW HOME fronts this MODERN DEVELOPMENT, which is close to LOCAL AMENITIES and a PRIMARY SCHOOL. With ALLOCATED and VISITOR PARKING, the property extends to over 900 Sq. ft (stms), with accommodation arranged over three floors. Having been UPGRADED internally, the property offers an IMPOSING FACADE which includes exposed brick, rendering and TIMBER PANELLING. The accommodation comprises a hall entrance, KITCHEN/DINING ROOM with a full suite of INTEGRATED APPLIANCES along with DUAL ASPECT VIEWS, cloakroom and SITTING ROOM with a fully glazed rear wall of FULL HEIGHT WINDOWS and a DOOR onto the LOW MAINTENANCE REAR GARDEN. Upstairs, TWO BEDROOMS and the FAMILY BATHROOM lead off the landing, with the MAIN BEDROOM with EN SUITE and WALK-IN WARDROBE on the top floor.

SETTING THE SCENE

Once in the development, allocated parking can be found for one vehicle, whilst timber picket fencing

encloses a lawned frontage. A patio slab pathway leads to the main entrance door, with exterior lighting.

THE GRAND TOUR

Stepping inside, the entrance offers barrier matting for ease of maintenance, with stairs leading to the first floor. A door leads into the kitchen, with herringbone style flooring, and a comprehensive fitted range of wall and base level units, along with square edge work surfaces. An inset electric ceramic hob and built-in electric double oven can be found, along with a built-in fridge freezer, washing machine and dishwasher. Dual aspect windows face to front and side, with ample space for a dining table. Doors lead off to the W.C which offers storage under the sink. Into the sitting room, with a full glazed rear wall, with floor to ceiling glazing and a door onto the garden. Fitted carpet runs under foot, with a storage cupboard under the stairs. Heading up, two bedrooms lead off the landing, both are carpeted, and the front one offers an attractive L-shape window with views to front and side. Both bedrooms are served by the family bathroom, with its three piece suite, tiled splash backs and shower over the bath. Heading up, the top floor is dedicated to the main bedroom, with a walk-in wardrobe, an en suite shower room which includes storage under the sink and a heated towel rail.

THE GREAT OUTDOORS

Enclosed with timber panelled fencing and brick walling, the garden offers a patio and central lawn,



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with a rear access gate.

OUT & ABOUT

Within 15 minute walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes and a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

FIND US

Postcode : NR3 4AR

What3Words : ///drove.plug.hints

VIRTUAL TOUR

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

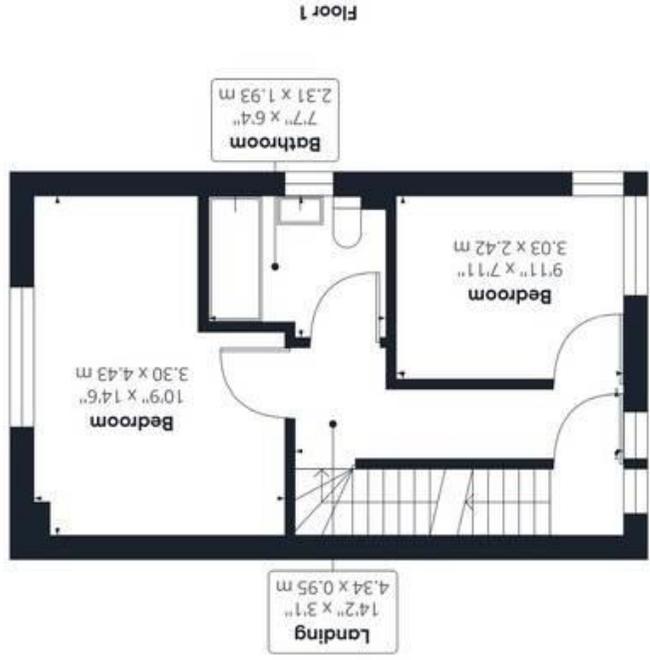
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Price:



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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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Reduced headroom
25.38 ft
2.36 m²

Approximate total area⁽¹⁾
923.05 ft²
85.75 m²