

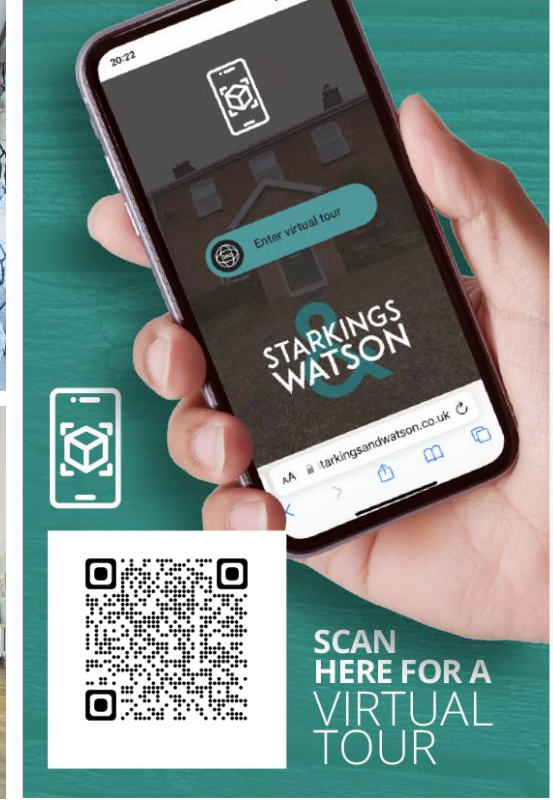
NORMANDY GROVE

Norwich NR5 0WR

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336446

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STARKINGS & WATSON

- Detached House Spanning 1600 sq. ft' (stms)
- Study/Home Office
- Bay Fronted 16' Sitting Room
- Open Plan 28' Kitchen & Dining Room
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Private Rear Garden
- Driveway & Double Garage

IN SUMMARY

A versatile and well-appointed DETACHED FAMILY HOME offering a wealth of internal space, spanning just over 1600 sq. ft' (stms) as well as OPEN PLAN living accommodation for all to enjoy. Downstairs, there is a sought after HOME OFFICE/STUDY, handy CLOAKROOM which doubles as the UTILITY ROOM, open plan kitchen and dining room with INTEGRATED APPLIANCES and uPVC French doors to the rear garden. Finally, the ground floor offers a brilliantly well-lit, DUAL ASPECT and BAY FRONTED sitting room. The first floor gives access to FOUR DOUBLE BEDROOMS with the larger benefiting from an EN-SUITE SHOWER ROOM with the family bathroom off the central landing too. To the rear, is a PRIVATE and ENCLOSED rear garden whilst the property is served by a DETACHED DOUBLE GARAGE and DRIVEWAY.

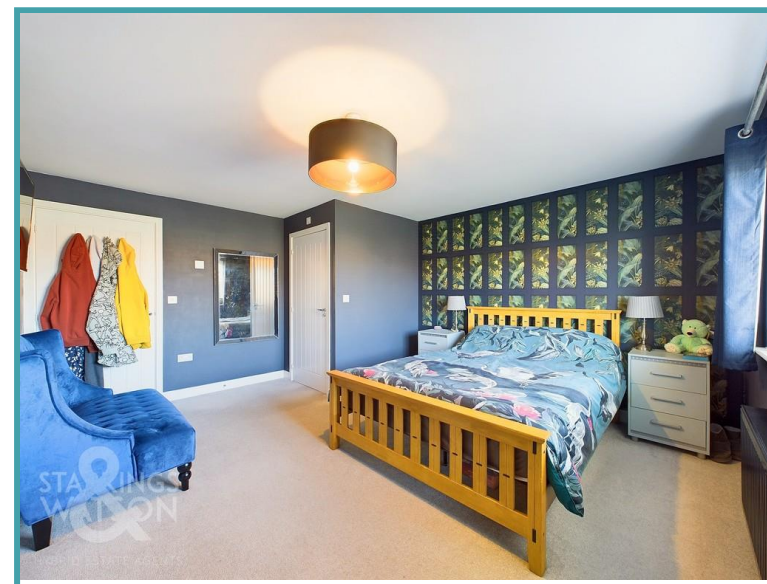
SETTING THE SCENE

The property is set back from the road with a brick weave access to the front shared by the properties further down the drive. Turning into the double driveway which gives access to the garage with access

via a timber gate into the rear garden. The very front of the property has a neatly maintained shingle frontage with low level hedges and porch with pitched awning above.

THE GRAND TOUR

Stepping inside, the central hallway gives access to all rooms on the ground floor as well as the stairs and under the stairs storage. To your left is the ever desirable home office/study space with a front facing aspect, backing onto the utility room with ample storage and under the counter space for washing machine and tumble dryer as well as the toilet and sink. The sitting room is a bay fronted, dual aspect living space with large openings at each entrance to create the ultimate open plan feel whilst keeping this space separate and private too. The very rear of the property is served by a flawlessly presented kitchen/dining room with two uPVC French doors leading to the rear garden and large open space for a dining table. The kitchen offers a range of high gloss, wall and base mounted storage with lighting and integrated appliances including; dual ovens, gas hob with extraction above, integrated fridge/freezer and dishwasher. The first floor gives access to all four double bedrooms. The larger of these two sit at the front of the property looking over the green adjacent, with the larger of the rooms benefiting from a three piece en-suite shower room with walk in shower cubicle. The smaller of the four double rooms sit at the rear of the property overlooking the garden all with carpeted flooring under foot. Between the two rear bedrooms sits the family bathroom, a three



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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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piece suite including a bath with wall mounted shower head sits in this low-level tiled room with heated towel rail. Finally, the central landing also gives access to the loft space with laddered access, this well insulated and partly boarded space creates great storage opportunities.

THE GREAT OUTDOORS

To the rear of the property is a predominantly laid to lawn rear garden with low-level brick wall and timber fence surround. A flag stone patio area lines the very rear of the property leading to a slightly raised wooden patio area complete with wooden pergola too. The garage can be accessed via the roller doors to the front or the personal door in the garden, this large open space makes a usable garage space, potential home gym, workshop or storage space with ample loft storage available too.

OUT & ABOUT

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

FIND US

Postcode : NR5 0WR

What3Words : ///trump.dripping.over

VIRTUAL TOUR

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



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
 1600.19 ft²
 148.66 m²

Reduced headroom
 11.27 ft²
 1.05 m²

