

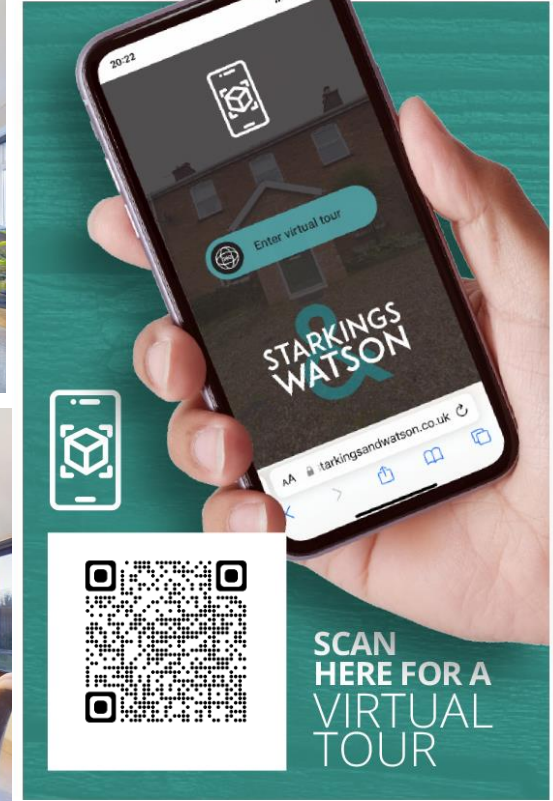
TIPPETT CLOSE

# Chapel Break NR5 9HQ

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Detached Family Home
- Spacious Property Over 1590sq. ft' (stms)
- Separate Sitting & Dining Rooms
- Kitchen With Integrated Cooking Appliances
- Five Bedrooms
- Home Office/Study
- Family Bathroom & Shower Room
- Driveway & Garage

### IN SUMMARY

This LINK-DETACHED FAMILY HOME offers a wealth of SPACE with its VERSATILE LIVING ACCOMMODATION. The downstairs accommodation includes a large SITTING ROOM, OPEN PLAN kitchen and DINING ROOM leading to the CONSERVATORY which helps create the most amazing space for friends or family to enjoy whilst offering functionality through the INTEGRATED COOKING APPLIANCES. Furthermore there is a UTILITY ROOM, handy HOME OFFICE/STUDY, double bedroom with BUILT IN WARDROBES and shower room with UNDERFLOOR HEATING. The first floor gives access to FOUR additional bedrooms as well as the family bathroom. The rear garden is PRIVATE whilst being laid predominantly with lawn and benefiting from a slate PATIO SEATING area for soaking up the sun in those warmer months.

### SETTING THE SCENE

The property is located in a quite cul-de-sac with the entrance being found through an opening between the timber fence at the front and low-level brick wall

to the side. A large shingle drive leads you to the garage and through the timber gate towards the front door.

### THE GRAND TOUR

Stepping into the generous entrance hall laid with tiled flooring, you will have access to all accommodation, stairs to the first floor and built in storage. The dual aspect sitting room can be found first, with a bay fronted window and ample space for soft furnishings. To the rear of the property is the wonderfully open-plan kitchen, dining room and conservatory area which really does become the social hub of the home. The kitchen offers integrated cooking appliances including a NEFF oven and induction hob with extraction above, space for a fridge/freezer and ample base mounted storage set around the work surfaces. Through from here is the open plan space leading into the warm roof conservatory creating the dining room area. A great social space for getting everyone together, with uPVC glass surround and oil fired radiator at the rear and French doors taking you to the rear garden. Adjacent to this room is the utility room, with plumbing for the washing machine and space for the tumble dryer as well as a mixer tap above the sink. There too is an access door in this room to the rear garden, handy for taking washing outside to dry. There is an exquisitely appointed three piece suite shower room with sensored spotlights on entrance, vanity storage and underfloor heating leading to the walk-in shower cubicle with rainfall shower head. Next to this sits the home office/study space with access to the rear



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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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garden creating an ideal workspace or potential sixth bedroom if needed, with the final room being the fifth bedroom, this double bedroom is perfect for separate living or for guests. The first floor landing gives access to all four bedrooms, integrated storage cupboard and the three piece family shower room with a walk-in shower and heated towel rail. The four bedrooms are a mixture of double and single rooms with the two larger rooms being at the front and the rear of the property, both being great sized doubles with ample space for soft furnishings and storage.

### THE GREAT OUTDOORS

Externally, the rear garden is predominantly laid to lawn, with a newly fitted timber fence at the rear. The garden extends to the side of the property also, with the rear of the property being lined with a slate walk-way leading around the property and to the patio area also.

### OUT & ABOUT

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You will also find the UEA, Norfolk and Norwich Hospital and Research Park within only a few minutes drive as well as the Longwater Retail park just a 10 minute drive away. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

### FIND US

Postcode : NR5 9HQ

What3Words : ///fall.punchy.battle

### VIRTUAL TOUR

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

<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area<sup>m</sup></p> <p>1 590.94 ft<sup>2</sup></p> <p>147.8 m<sup>2</sup></p> <p>Reduced headroom</p> <p>16.69 ft<sup>2</sup></p> <p>1.55 m<sup>2</sup></p>	<p>HYBRID ESTATE AGENTS</p> <p><b>STARKINGS WATSON</b></p>
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