

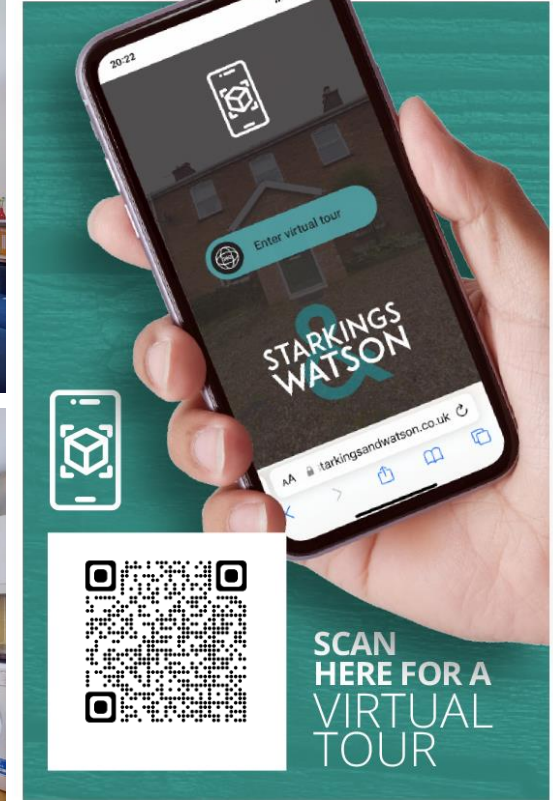
WEATHERBY ROAD

Chapel Break, Norwich NR5 9NH

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- Mid-Terrace House
- Spacious 14 'Sitting Room
- Open Plan Kitchen & Dining Room
- Conservatory
- Three Bedrooms
- Family Bathroom & Cloakroom
- South Facing Rear Garden
- Driveway & Garage

IN SUMMARY

A mid-terrace house tucked away on the very edge of this popular development, offering PRIVACY in abundance, in its quiet south facing location and making the ideal FIRST TIME BUY or ideal INVESTMENT PURCHASE. Internally the living accommodation extends to 839 sq. ft (stms), including an open SITTING ROOM with French doors to the rear garden, OPEN PLAN kitchen and dining room with INTEGRATED COOKING APPLIANCES, leading to a CONSERVATORY with a ground floor CLOAKROOM. The first floor gives way to THREE BEDROOMS and the three piece FAMILY BATHROOM. Externally, this property benefits from a larger than average SOUTH FACING REAR GARDEN where seclusion is the overwhelming feeling, backing onto a section of private wild garden perfect for embracing nature with OFF ROAD PARKING and a GARAGE.

SETTING THE SCENE

The front of the property is located tucked in the very corner of the development at the top of the road with a pitched and tiled roof above, next to the opening

which gives way to the driveway and garage space.

THE GRAND TOUR

Entering via the main door you will find the stairs to your left giving access to the first floor, wall mounted coat storage and access to the living space on the ground floor. To your right is the cloakroom, with two piece suite and radiator. The sitting room is a fantastically well-lit living space courtesy of the uPVC French doors leading into the garden with additional storage space found under the stairs. Stepping over the wooden effect laminate flooring, you will step into the kitchen space with integrated gas hob and electric oven both with extraction above set within complimentary rolled edge work surfaces with ample wall and base mounted storage also giving way to under the worktop plumbing for a washing machine. This space opens up into the dining area suitable for hosting friends and family sat around a formal dining table whilst also giving space for additional soft furnishings and space for the fridge/freezer. This leads through to the conservatory, with uninterrupted views of the rear beautiful garden. The first floor landing gives way to all three bedrooms, additional storage cupboard plus the three piece family bathroom, including bath tub with wall mounted electric shower and heated towel rail. The smaller of the three bedrooms has a front facing aspect, a room ideal for a nursery or home office. The two larger bedrooms are located at the rear of the property, both with carpeted flooring and large uPVC double glazed windows overlooking the rear gardens creating very well-lit spaces with the largest currently serving



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



as the home office space.

THE GREAT OUTDOORS

The rear garden is larger than average for a property of this style on the development and stretches to the side of the property. Predominantly laid to lawn, the garden is enclosed with a timber fence surround and central flagstone patio area and also offers personal access into the garage. Through the timber gate a private wild garden space can be found just beyond a shared pathway to the next door property, a perfect spot for watching the natural wildlife of the area thrive while turning left will take you to the front of the garage and parking.

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 also have the Longwater Retail Park just a 10 minute drive away, offering a full range of retail outlets. 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 9NH

What3Words : ///sagging.footsteps.rivals

VIRTUAL TOUR

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

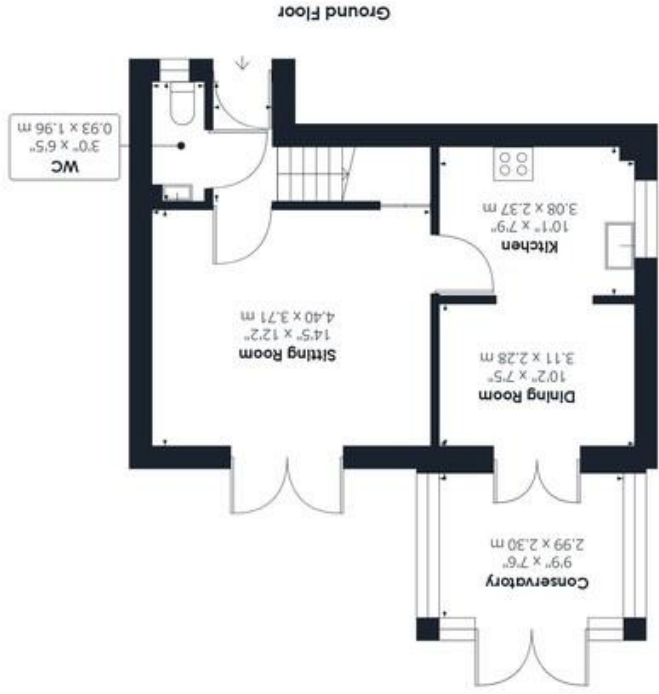
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



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™
839.12 ft²
77.96 m²