

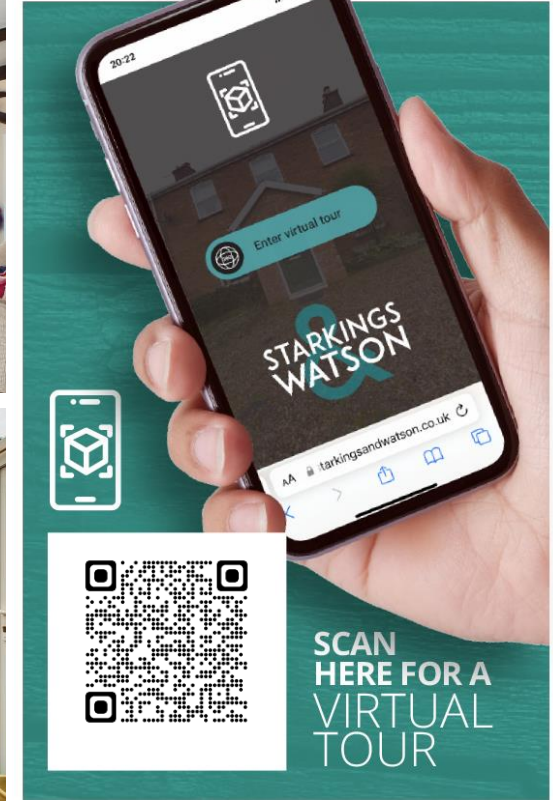
CUNNINGHAM ROAD

Norwich NR5 8HH

Freehold | Energy Efficiency Rating : C

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

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**STARKINGS
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- No Chain!
- Semi-Detached Home
- Hall Entrance with Storage
- Sitting/Dining Room with Wood Burner
- Kitchen/Breakfast Room
- Three Bedrooms
- Two Brick Built Sheds
- Low Maintenance Garden

IN SUMMARY

NO CHAIN. Occupying a POSITION CLOSE to the University and Norfolk & Norwich University Hospital, this semi-detached home enjoys a SET BACK SETTING with a LARGE DRIVEWAY and SITTING ROOM including a WOODBURNER. The accommodation extends to over 920 Sq. ft (stms) including a HALL ENTRANCE, 21' sitting/dining room with carpeted and WOOD FLOORING, conservatory and 12' KITCHEN/BREAKFAST room. Upstairs, THREE BEDROOMS lead off the landing, two with built-in WARDROBES, along with a separate W.C and shower room. Finished with uPVC double glazing and gas fired central heating, the property is an ideal FAMILY HOME or potential BUY TO LET. Outside, the gardens are finished with an ARTIFICIAL LAWN and two brick built outbuildings.

SETTING THE SCENE

With a low level brick wall to front, the brick-weave driveway sweeps past a shingled frontage, with ample parking and access to the main property. Planting can be found to front, with a gated access to side.

THE GRAND TOUR

The carpeted hall entrance includes a built-in storage cupboard under the stairs which lead to the first floor. An opening takes you to the kitchen/breakfast room, with a range of wall and base level units, with space for white goods and a Range style cooker. Tiled splash backs run around the work surfaces, with windows to side and rear, and a door to the rear garden. A door opens to the sitting/dining room, centred on a feature brick built fireplace with a cast iron wood burner complete with pamment tiled hearth. With carpet to the sitting area and stripped wood flooring to the dining space, a window faces to front, and French doors to the rear garden. The conservatory offers floor to ceiling uPVC double glazed windows, with French doors to side, and tiled flooring. The carpeted stairs and landing lead to the three double bedrooms, including the main bedroom with stripped wood flooring. A separate W.C and shower room can be found, with Aqua board splash backs for ease of maintenance.

THE GREAT OUTDOORS

Heading outside, the garden is a great size, wrapping around the side and rear of the two brick built storage sheds. Laid to artificial grass, the gardens are enclosed with timber panelled fencing, with gated access to the driveway, and planting to most borders.



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OUT & ABOUT

Situated within a popular residential area between West Earlham, Costessey and the UEA and on the outskirts of Norwich, this location is popular for families and students alike. The property is only a 10 minute walk to the UEA and in the other direction you find all the local amenities that Costessey offers such as shops, hardware store, post office, convenience store 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.

FIND US

Postcode : NR5 8HH

What3Words : ///being.dream.herb

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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Approximate total area^m
 923.96 ft²
 85.84 m²

(1) Excluding balconies and terraces

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.