

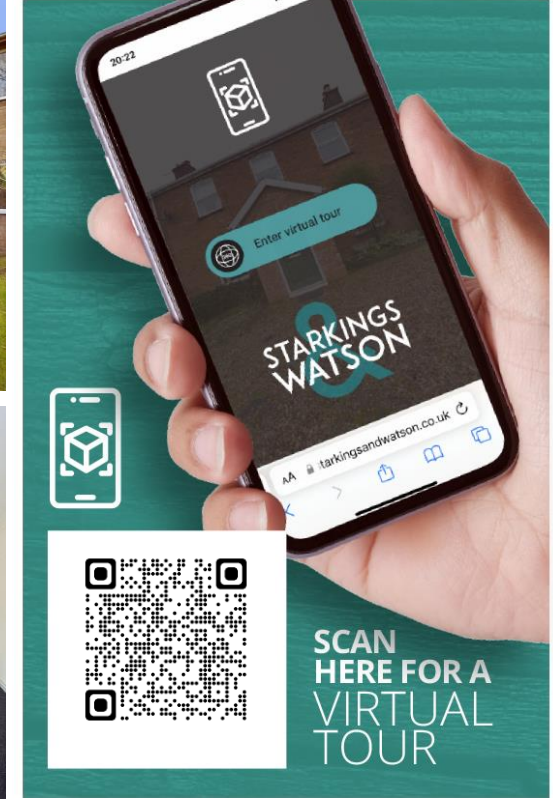
ROSEDALE CRESCENT

Norwich NR1 4BH

Energy Efficiency Rating : TBC

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PROPERTY
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STARKINGS
WATSON

- Rare Tucked Away Location
- Ground Floor Flat
- Enclosed Private Gardens
- Garage & Allocated Parking
- Spacious Sitting Room
- Conservatory
- Fitted Kitchen
- Three Bedrooms

IN SUMMARY

With a RARE TUCKED AWAY SETTING, this GROUND FLOOR FLAT offers TWO PARKING SPACES, CAR PORT and a LARGE PRIVATE GARDEN. With some 997 Sq. ft (stms) of accommodation, the flat is sizeable and recently decorated, offering GREAT SIZED BEDROOMS and living space. Heading inside you will find a hall entrance, 18' SITTING ROOM, conservatory, KITCHEN, bathroom and SEPARATE W.C, and THREE BEDROOMS - two with built-in WARDROBES. Outside, the GARDENS offer a great lawned expanse with a range of planting.

SETTING THE SCENE

The flat is tucked away on an unmade road, with parking on the far left, in the car port and directly in front. A pedestrian walk way leads through adjacent to the front door.

THE GRAND TOUR

Heading inside, the hall entrance is expansive, with a range of built-in storage cupboards and wood effect flooring under foot. To your right, the sitting room

leads off, with a window to side and fitted carpet under foot. A door leads into the kitchen, and sliding patio doors take you to the conservatory - extending the living space, with tiled flooring, windows to side, and uPVC double glazed French doors to the garden. The kitchen has been modernised with a Range style cooker, matching up-stands, tiled flooring and integrated appliances including a fridge freezer and dishwasher - space is provided for the washing machine. Three bedrooms lead off the landing, two are double in size, and one is a single. The double bedrooms include built-in wardrobes for storage. A separate cloakroom and bathroom are opposite, including a W.C, and shower over the bath with tiled splash backs.

THE GREAT OUTDOORS

The gardens are a great size, laid to lawn and a range of mature shrubbery and hedging. Planted borders lead around, with timber panelled fencing to rear and a patio adjacent to the conservatory. Gated access leads to the front.

OUT & ABOUT

Located just outside the Norwich City Centre within the sought after area of Thorpe Hamlet, this property offers an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.



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FIND US

Postcode : NR1 4BH

What3Words : ///sweat.deny.bring

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:



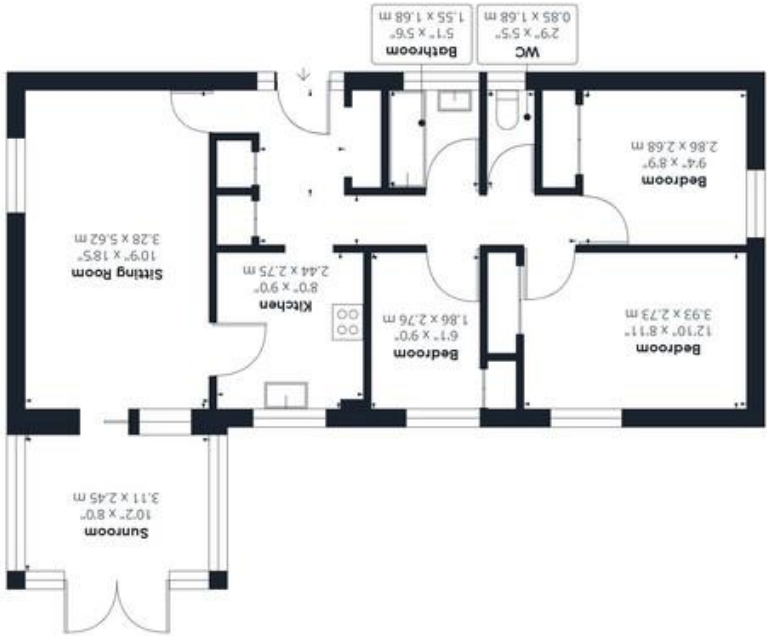
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Ground Floor Building 2



Ground Floor Building 1



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^m
997.07 ft²
92.63 m²