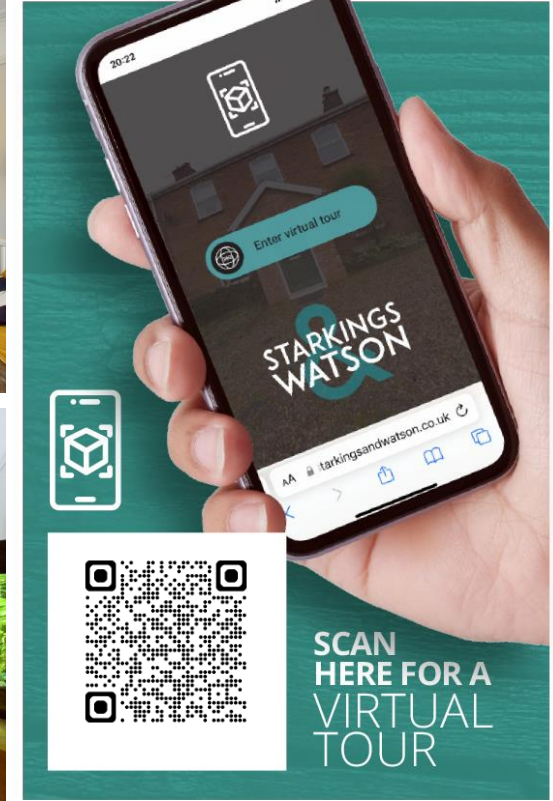


# QUEBEC ROAD Norwich NR1 4AX

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

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# STARKINGS & WATSON

- Vendor Found!
- Characterful Terraced House
- Separate Sitting & Dining Rooms
- Self-Contained Annexe
- Four Bedrooms
- Family Bathroom
- Private Rear Garden
- Views Overlooking the City

### IN SUMMARY

VENDOR FOUND. This charming and CHARACTERFUL END TERRACE family home with an ANNEXE offers an array of ORIGINAL FEATURES, amongst a VERSATILE living space extending to 1207 Sq. Ft (stms) - plus its own SELF CONTAINED ANNEXE and loft conversion. Over the original WOOD FLOORING the ground floor gives way to SEPARATE SITTING and DINING rooms and the kitchen. The first floor leads to THREE BEDROOMS and the family bathroom, with a further BEDROOM on the top floor. The property comes alive outside with a PRIVATE REAR GARDEN, which is a FANTASTIC SIZE offering PRIVACY and SECLUSION. The ONE BEDROOM ANNEXE offers views over the Norwich City Skyline, and would make an ideal HOME OFFICE or STORAGE.

### SETTING THE SCENE

The property is found at the end of this attractive terrace with iron fenced and brick frontage giving way to a low maintenance brick weave garden to the front leading up a short series of stairs to the front door with feature stained glass panel.

### THE GRAND TOUR

As you enter you are met with the central entrance hall lined with original wooden flooring, gas radiator and stairs to the first floor. Immediately to your right is the bay fronted sitting room complete with original cast iron fireplace with tiled hearth and surround. Sitting behind this room is the formal dining room which too comes with the original cast iron fireplace and exposed wooden flooring. The kitchen is located at the very rear of the property with wall and base mounted storage, inlet for a range gas oven and hob with extraction above, plumbing for a washing machine and door to access the rear garden. Heading to the first floor, you are immediately met with the entrance to the family bathroom, an exquisitely presented three piece suite complete with bath and wall mounted shower plus heated towel rail. To your right is the third bedroom, a reasonable double room overlooking the rear garden with the main bedroom being found at the front of the property with bay fronted double glazed windows and built in storage. The smaller of the four bedrooms can be found next to this room, currently serving as a craft room, but would make the ideal home office, nursery or fourth bedroom. Finally, the second floor opens into the expansive final bedroom with pitched roof and eaves storage. The garden will lead you to the one bedroom self-contained annex with its own shower room and bedroom, plus wooden balcony with stunning views over the surround Norwich city skyline.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



### THE GREAT OUTDOORS

This property offers more as you head outside with an external pantry coming before the tiered stairs leading into the rear garden. Here you can find the self-contained one bedroomed annex and a larger than average rear garden space, predominantly laid to lawn.

### OUT & ABOUT

Located just outside the Norwich City Centre 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.

### FIND US

Postcode : NR1 4AX

What3Words : ///bill.ended.deaf

### 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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**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

Reduced headroom (below 1.5m/4.92ft)

Approximate total area<sup>m</sup>

1376.08 ft<sup>2</sup>  
127.84 m<sup>2</sup>

76.61 ft<sup>2</sup>  
7.12 m<sup>2</sup>

Reduced headroom

