



Farmland Road, Norwich - NR5 0HX

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Farmland Road

Norwich, Norwich

NO CHAIN. Step inside this vastly IMPROVED and recently RENOVATED DETACHED FAMILY HOME, pleasantly situated with FIELD VIEWS in the distance and an impressively VERSATILE LIVING ACCOMMODATION. Extending to just over 1844 Sq. Ft (stms), a 304 Sq. Ft (stms) SEPARATE HOME OFFICE/STUDIO offers ANNEXE potential (stp). Internally, the property offers SIX BEDROOMS all being served by TWO BATHROOMS and an EN-SUITE SHOWER ROOM, plus a wonderfully OPEN PLAN living accommodation featuring the sitting and dining areas as well as a high gloss, newly fitted KITCHEN WITH INTEGRATED APPLIANCES. The WRAP AROUND GARDENS means this plot occupies 0.24 acres (stms) with unrivalled views of the surrounding area from the ELEVATED external seating area.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached One Off Home
- Recently Refurbished
- 1844 Sq. ft (stms) Open Plan Living Space
- Kitchen with Integrated Appliances
- Family Bathroom, Shower Room & En-Suite
- Six Bedrooms
- Set Upon a 0.25 Acre Plot (stms)
- Bespoke Home Workspace/Office



Nearby you will find a variety of local amenities including shops, hardware store, post office 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. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

SETTING THE SCENE

As you enter this slightly sloping road the property is the first to your right with a sweeping driveway to the front leading down towards the garage conversion where tall gates lead to the lower part of the garden offering a more secure parking arrangement if so preferred. Stairs to the front and side/rear of the property lead you to either access with the main door being located to the front, just off the driveway

THE GRAND TOUR

As you enter you will be met with a spacious entrance lobby with much wider than average hallways, great for more inclusive means of access. As you enter you will find the study/sixth bedroom an ideal space to be used as a playroom also if desired. Turning to your right you can find two double bedrooms on the ground floor, one with a rear facing aspect and gas radiator and the second with a front facing aspect and built in wardrobes. Both bedrooms have easy access into the three piece family bathroom in fantastic decorative order installed in 2023 with bath and rainfall shower with a glass screen.





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The main living accommodation is an open plan L-shape space with multiple double glazed windows allowing every corner of this space to bask in natural light. With tiled flooring leading the way you will find the sitting room with a media wall and dining room area with bi-folding doors into the garden. The garden space offers an array of wall and base mounted storage giving way to plumbing for the dishwasher, a five ring gas hob with extraction above, integrated oven and microwave and an integrated washer/dryer and inlet plus plumbing for an American style fridge/freezer. Immediately as you step on to the first floor and will find the dual-aspect double bedroom with views over the fields at the bottom of the road plus integrated storage. The smaller of the three bedrooms on this floor is found at the front of the property just passed the stairs with more views over the field via the dormer window. Finally the main bedroom is a well-designed open space with large floor area for soft furnishings, walk-in wardrobe/dress room to the right of the bed and an en-suite shower room to the left of the bed with a walk in shower and heated towel rail. Externally, the garage has been converted in to a home work space/studio with a main sitting space, kitchen and additional room plus a toilet. This space could make the ideal external entertainment area or potential annex (stp).

FIND US

Postcode : NR5 0HX

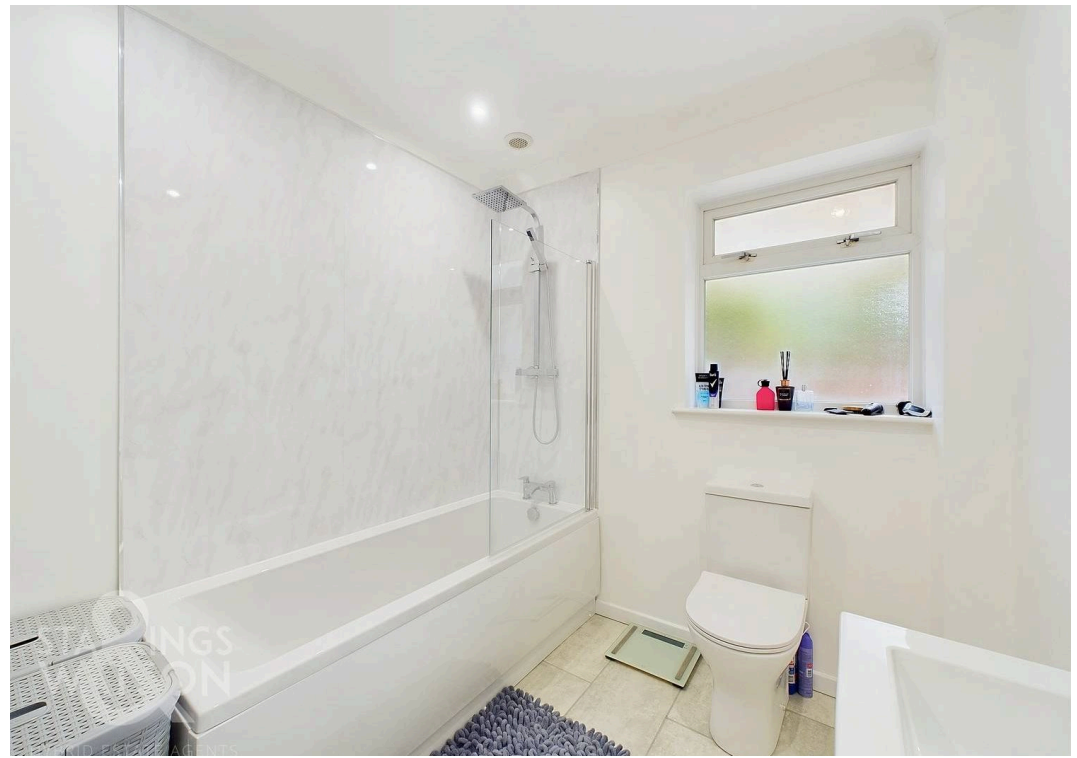
What3Words : ///single.track.admits

VIRTUAL TOUR

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

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HYBRID ESTATE AGENTS





GARDEN

THE GREAT OUTDOORS The wrap around gardens give a great space for the family to enjoy in privacy. The lower part of the garden has hard standing for a shed and could offer a private parking space behind the tall gates at the front of the property. The top part of the garden is predominantly laid to lawn with planting borders, timber fence surround and a raised timber decking area with the most amazing views, an ideal space for enjoying a coffee in the morning. Immediately to the side and rear of the property is a flagstone patio area that wraps around the exterior with raised planting area and privacy giving hedges.



20:22

Enter virtual tour

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SCAN HERE FOR A VIRTUAL TOUR

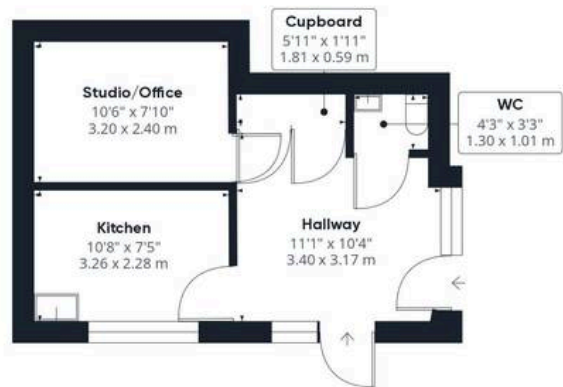


THE GREAT OUTDOORS

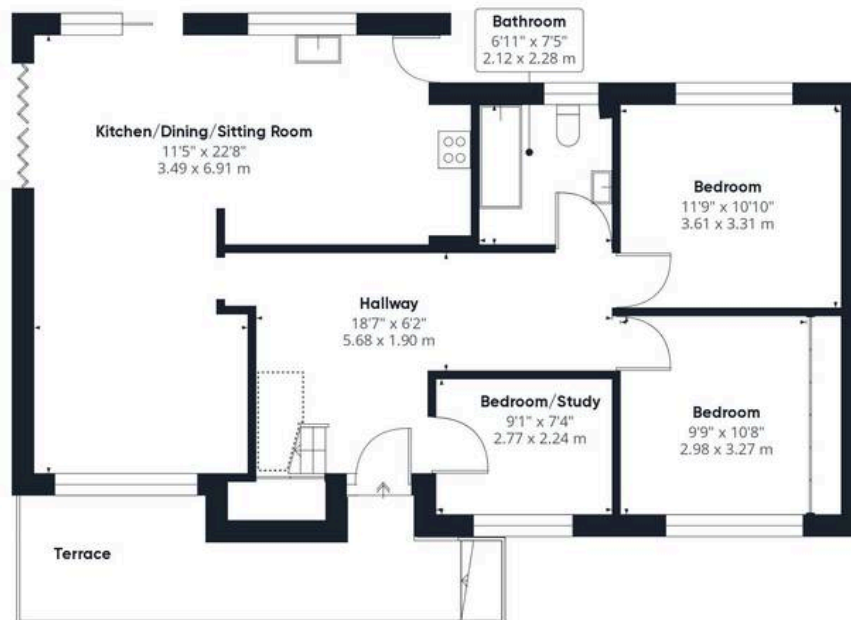
The wrap around gardens give a great space for the family to enjoy in privacy. The lower part of the garden has hard standing for a shed and could offer a private parking space behind the tall gates at the front of the property. The top part of the garden is predominantly laid to lawn with planting borders, timber fence surround and a raised timber decking area with the most amazing views, an ideal space for enjoying a coffee in the morning. Immediately to the side and rear of the property is a flagstone patio area that wraps around the exterior with raised planting area and privacy giving hedges.

A hand holding a smartphone displaying a virtual tour interface. The screen shows a house icon, a globe icon, and the text "Enter virtual tour" and "STARKINGS & WATSON". The browser address bar shows "starkingsandwatson.co.uk".


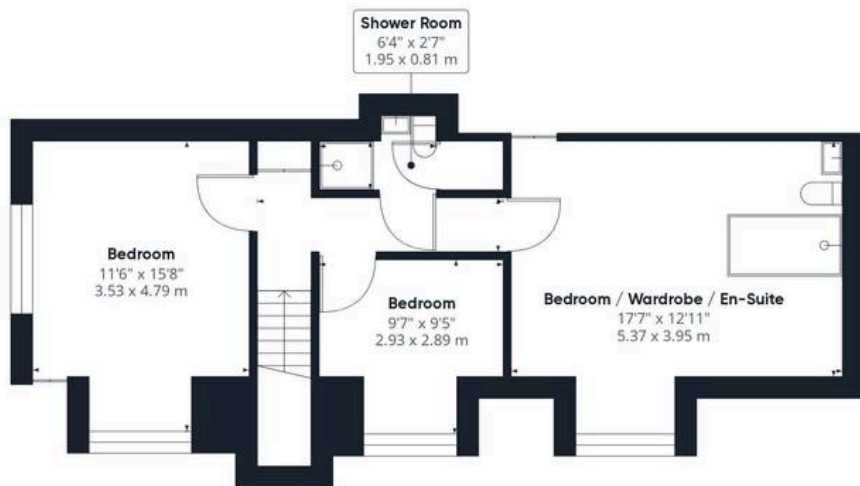
SCAN
HERE FOR A
VIRTUAL
TOUR



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1844.17 ft²

171.33 m²

Reduced headroom

17.11 ft²

1.59 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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