

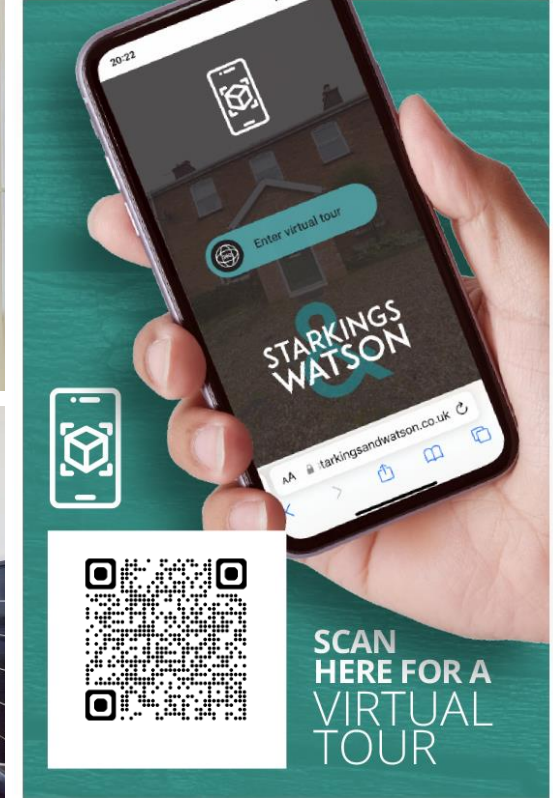
ROBIN HOOD ROAD

**Norwich NR4 6BS**

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY  
**TO LET**



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

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**STARKINGS  
WATSON**



- Semi-Detached Home in Popular Location
- Dual Aspect Sitting Room
- Kitchen/Breakfast Room
- Hall Entrance with Storage
- Three Bedrooms
- Bathroom & Separate W.C
- Enclosed Garden with Storage
- Shingled Tandem Drive to Front

#### IN SUMMARY

This semi-detached home offers a MODERN INTERNAL DECOR, with ample parking and a great sized LAWNED GARDEN. Located CLOSE to LOCAL AMENITIES and transport links, the property sits close to NORWICH CITY CENTRE. The accommodation includes a hall entrance, 19' SITTING ROOM and 12' KITCHEN/BREAKFAST ROOM to the ground floor. Upstairs, THREE BEDROOMS lead off the landing, with a W.C and FAMILY BATHROOM.

#### SETTING THE SCENE

A low level brick wall encloses the front lawned garden, with a hard standing pathway leading to the front door. The adjacent shingle driveway offers tandem parking, with gate access to the rear garden.

#### THE GRAND TOUR

Heading inside, the hall entrance is carpeted, with the stairs rising to the first floor and useful storage below. The sitting room leads off, with dual aspect uPVC double glazed windows to front and rear with wood effect flooring underfoot. The kitchen also leads off

the hall entrance, with a range of wall and base level units, space for appliances and an electric cooker, with tiled splash backs and wood effect flooring. A cupboard is built-in to the corner, with a door leading to the rear garden. The carpeted stairs lead to the landing with a loft access hatch above. Three bedrooms lead off, with the larger two including built-in wardrobes. The family bathroom and W.C are separate, with a shower over the bath, with tiled splash backs.

#### THE GREAT OUTDOORS

Heading outside, the rear garden is laid to lawn, with a shingled seating area and pathway to the front gate. A storage shed sits to the side of the property, with fully enclosed timber panelled fenced boundaries.

#### OUT & ABOUT

Properties situated within close proximity to the Centre of Norwich offer a wealth of local amenities including, shops, pubs and doctors surgeries. There is a wide variety of bus services in Norwich on offer and there is easy access to the train station and major routes including A47/A140.

#### FIND US

Postcode : NR4 6BS

What3Words : ///twigs.rival.loans

#### VIRTUAL TOUR

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



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



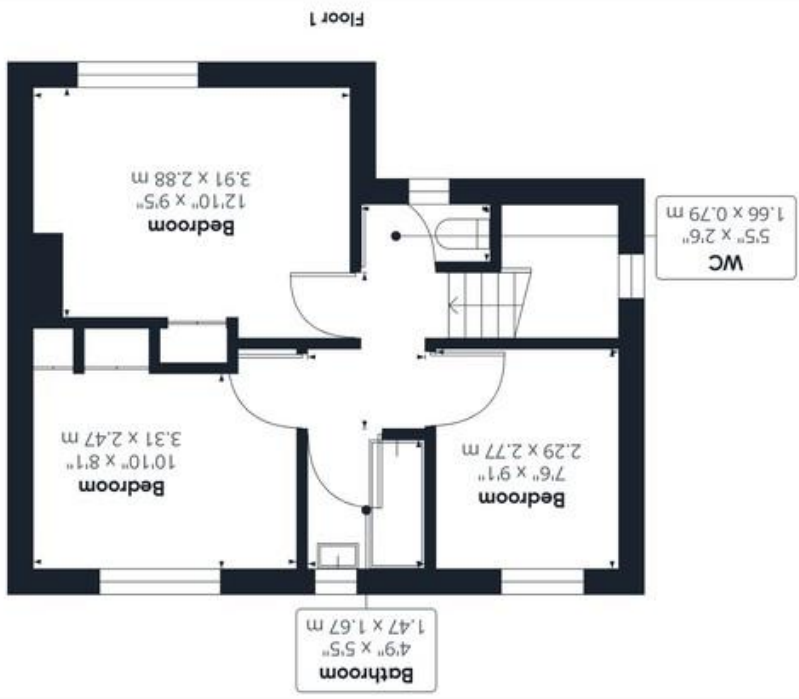
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Reduced bedroom (below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 775.09 ft<sup>2</sup>  
 72.01 m<sup>2</sup>

Reduced bedroom  
 3.24 ft<sup>2</sup>  
 0.3 m<sup>2</sup>

