

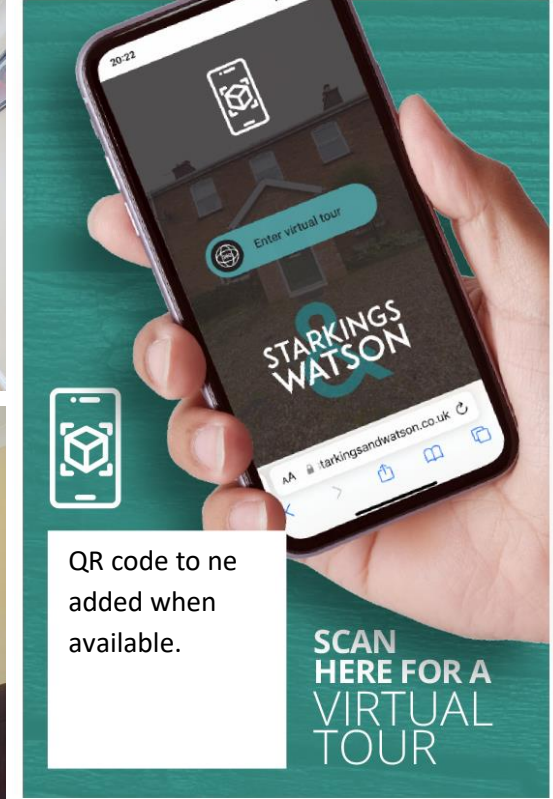
MARDLE STREET

# Three Score, Norwich NR5 9HU

Freehold | Energy Efficiency Rating : TBC

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- Motivated Vendor!
- Detached Family Home
- Two Reception Rooms
- Kitchen with Garden Access
- Three Bedrooms
- W.C, En Suite & Family Bathroom
- Enclosed Shingled Garden
- Garage & Driveway

### IN SUMMARY

**MOTIVATED VENDOR.** With CLOSE to 1000 Sq. ft (stms) of accommodation, this detached family home occupies a TUCKED AWAY SETTING with HUGE POTENTIAL. Ready to PERSONALISE and make your own, the property is accessed via a HALL ENTRANCE, with doors to the W.C, 14' SITTING ROOM, separate DINING ROOM, and KITCHEN on the ground floor. Upstairs, THREE BEDROOMS lead off the landing, including the main bedroom with EN SUITE, and the further family bathroom. Outside, the DRIVEWAY offers TANDEM PARKING and leads to the 17' GARAGE. The GARDEN is mainly laid to shingle for ease of maintenance.

### SETTING THE SCENE

Overlooking the hedging opposite, a brick weave driveway offers tandem parking and access to the garage. The property enjoys a corner plot, with a low maintenance shingled frontage, whilst being located on a side cul-de-sac where a pathway leads to various local walks.

### THE GRAND TOUR

Heading into the hall entrance, wood effect flooring runs underfoot, with the stairs rising above. Useful storage can be found under the stairs, with the W.C recessed underneath and tucked away with a low level W.C and sink. Opposite you find the main sitting room, with a window to front and continued wood effect flooring. A door leads into the dining room - ideal for opening up into the adjacent kitchen, with sliding patio doors giving a hint to the garden size beyond. With ample room for a table in the dining room, the kitchen offers built-in storage, an inset gas hob, built-in electric oven, integrated dishwasher and space for general white goods. Upstairs, the three bedrooms lead off the landing along with an airing cupboard. The main bedroom faces to the front of the property, with an en suite shower room including tiled splash backs and storage under the sink. The family bathroom also includes a shower over the bath, with tiled walls and flooring.

### THE GREAT OUTDOORS

The rear garden offers a mix of paving and shingled areas, fully enclosed with timber panelled fencing and brick walling. Various mature hedges and trees can be found, with gated access to the front. A useful side door leads into the garage, with an up and over door to front, power and lighting.

### OUT & ABOUT

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways,



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and doctors. You will also find the UEA, Norfolk and Norwich Hospital and Research Park within only a few minutes drive as well as the Longwater Retail Park just a 10 minute drive away. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

#### FIND US

Postcode : NR5 9HU

What3Words : ///burn.scan.extend

#### VIRTUAL TOUR

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

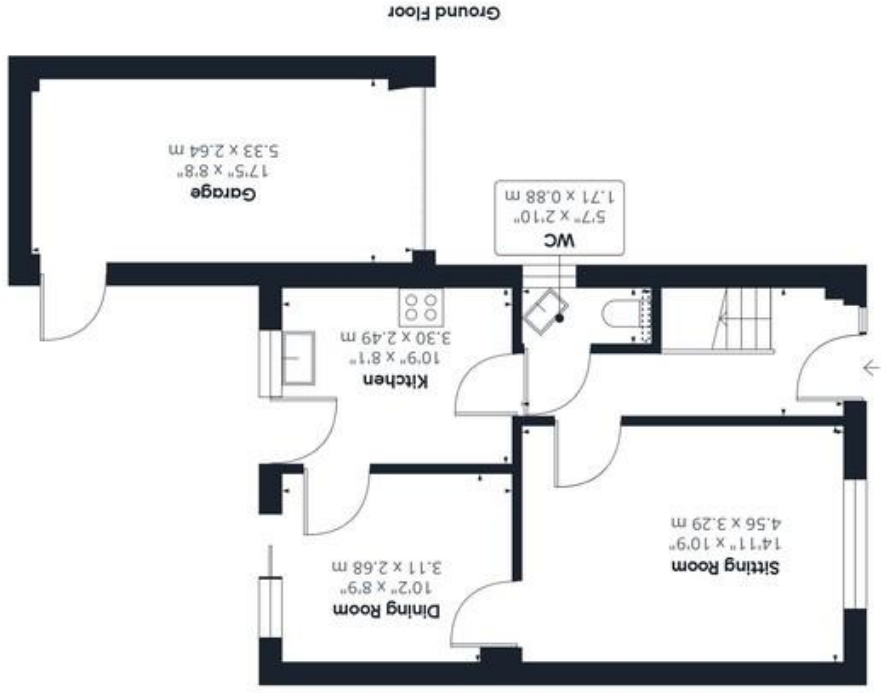
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

**Approximate total area**  
994.13 ft<sup>2</sup>  
92.36 m<sup>2</sup>  
**Reduced bedroom**  
1.09 ft<sup>2</sup>  
0.1 m<sup>2</sup>