

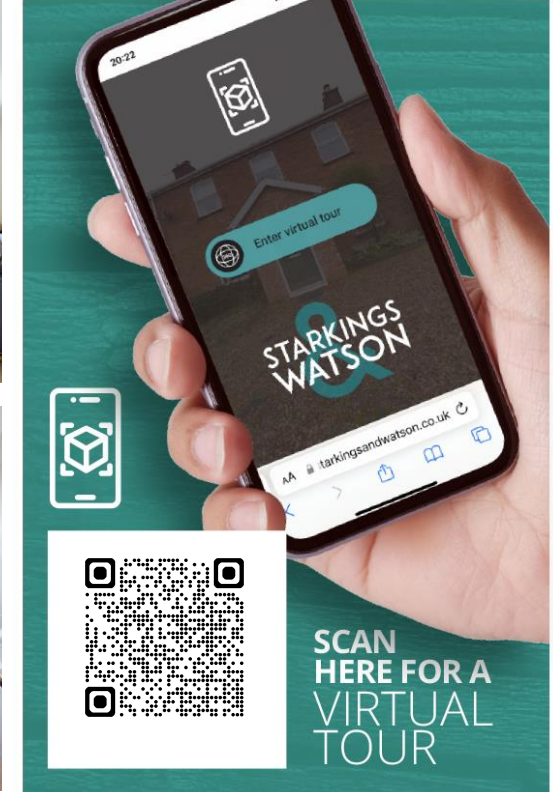
SEDMAN WALK

# Rawley Road, Norwich NR5 9DT

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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- Semi Detached House
- 2022 Installed Gas Boiler
- 2024 Fitted Kitchen, Bathroom & Shower Room
- 23x29' Open Plan Living Accommodation
- Three Bedrooms
- Private & Enclosed Rear Garden
- External Home Office
- Ideal First Time Buy or Investment

### IN SUMMARY

Benefiting from multiple recent updates this SEMI-DETACHED house includes a 2024 INSTALLED KITCHEN, ground floor SHOWER ROOM and FAMILY BATHROOM plus a 2022 fitted GAS BOILER and is presented in immaculate condition throughout. Reaching some 854 sq. ft (stms) this well-proportioned home benefits from a wonderfully sociable OPEN PLAN living space forming the kitchen, DINING ROOM and SITTING ROOM while the first floor gives you access to THREE BEDROOMS. Externally, the property offers a low maintenance, PRIVATE REAR GARDEN with the added benefit of an EXTERNAL HOME OFFICE.

### SETTING THE SCENE

The property is accessed via Rawley Road, set back to your right behind a low level brick wall with timber fence opening into a small front garden and main access door underneath a porch style entrance. Here you will also find an external storage space which currently houses the tumble dryer with electricity inside.

### THE GRAND TOUR

Stepping inside you are first met with the entrance hallway which allows access into the main living area, stairs for the first floor and under the stairs storage too. To your immediate left is the ground floor shower room, a very handy addition, this three piece suite has recently been fitted and boasts a corner shower unit and uPVC frosted glass window. The main living space opens to your right and to the rear of the property, allowing a free flowing style of living conducive to a more sociable feel forming the kitchen, dining room and sitting room all backing onto the rear garden via a uPVC door. With all wood effect flooring and newly finished décor throughout, this space allows room for a formal dining table, soft furnishings and the kitchen with ample wall and base mounted storage, integrated oven and induction hob with extraction above, composite sink with draining board and plumbing for the dishwasher and free standing fridge/freezer. The first floor landing gives access to all three bedrooms, an additional two storage cupboards both generous in size and the 2024 fitted three piece bathroom suite including a radiator, part tiled surround and tiled flooring. The larger of the bedrooms is situated at the rear of the property, with wood effect flooring, built in wardrobes and ample floor space, this room also basks in natural light courtesy of the large uPVC double glazed window to the rear whilst the second bedroom sits towards the front of the property very similar in size to the larger with carpeted flooring, radiator and extra floor space accommodating additional soft furnishings and storage solutions



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while the smaller of the bedrooms can be found to the rear of the property, with a side uPVC double glazed window this single bedroom would fit its current purpose perfectly or could make the ideal nursery or study if so needed.

### THE GREAT OUTDOORS

Externally the rear garden is presented in a low maintenance fashion with artificial lawn under foot plus a raised timber seating area and colourful planting borders. The current owners have altered the external brick storage unit into a fully functioning home office space with under floor electric heating and full power, this space can be versatile in use while a large timber shed sits adjacent.

### OUT AND 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, 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 9DT

What3Words : ///items.chats.switch

### 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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**GIRAFFE360**

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™**

854.86 ft<sup>2</sup>

79.42 m<sup>2</sup>

