

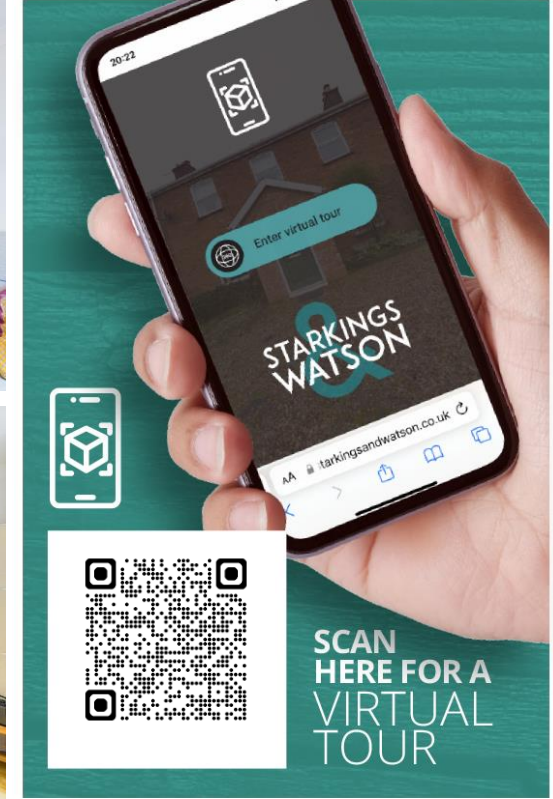
HEMMING WAY

Norwich NR3 2AF

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE
PROPERTY



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- End Terrace Town House
- Separate 14' Sitting & Dining Rooms
- Fully Fitted Kitchen
- Family Bathroom, En-Suite & Shower Room
- Four Double Bedrooms
- Excellently Maintained
- Private & Enclosed Rear Garden
- Off Road Parking

IN SUMMARY

This well maintained END TERRACE TOWN HOUSE is situated on the outskirts of Norwich with all local amenities and travel links within walking distance. Allocated OFF ROAD PARKING is included, with the property offering versatile living accommodation - split over three floors. Extending to a little over 1180 Sq. Ft (stms), the property includes a 14' SITTING ROOM, separate DINING ROOM, kitchen with INTEGRATED COOKING APPLIANCES and cloakroom on the ground floor. Upstairs, FOUR DOUBLE BEDROOMS can be found on the next two floors, along with a FAMILY BATHROOM, separate SHOWER ROOM, and EN-SUITE to the main bedroom - ideal for a modern family. Externally a well maintained flowering garden makes the perfect private sun-trap.

SETTING THE SCENE

The property can be found set back from the brick weave street with a manageable planting garden giving way to a raised step to the front door with awning above. The parking is accessed slightly further down the road from the property with a pathway and gated

access directly into the rear garden for ease of access.

THE GRAND TOUR

Stepping inside you are first met with the main hallway laid with wood effect flooring which grants access to the first flight of stairs with the two piece cloakroom found beneath the stairs complete with tiled flooring under foot and radiator. The sitting room emerges to your left where the wood effect flooring continues into the well-proportioned living space complete with a uPVC double glazed window, electric fireplace and ample floor space for soft furnishings while the dining room can be found just behind this separately with more than enough room for a formal dining table. This well-lit space can be left separate as it is or could easily be opened up into the sitting room or adjacent kitchen for a more open plan feel with uPVC French doors leading into the rear garden. The kitchen comes with an array of wall and base mounted storage set around rolled edge work surfaces and comes with an integrated fridge/freezer, oven and gas hob with extraction above, plumbing for a dishwasher and rear door onto the garden patio area. The first floor landing leads you into the first of four double bedrooms, with a rear facing aspect this space has carpeted flooring and large uPVC double glazed windows currently serving as the study/guest room. Directly opposite this room is the main bedroom, a large double room also with carpeted flooring and the added benefit of the three piece en-suite shower room complete with vanity storage, frosted glass windows and radiator. The family bathroom comes at the end of the hallway, next to an additional storage cupboard, The three piece suite is part tiled with tiled flooring and



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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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radiator. The second floor landing splits with a bedroom to either side and with an additional shower room directly in front, this three piece suite has tiled flooring with radiator. Turning to your right is the smaller of the two double bedrooms with vaulted ceilings and a uPVC double glazed window, carpeted flooring and built in storage cupboard which houses the gas boiler while the larger of the two bedrooms sits towards the rear of the property with vaulted ceilings and three Velux windows allowing this room to bask in natural light, the room currently serves as a home office but would make a suitable double bedroom.

THE GREAT OUTDOORS

The rear garden is fully enclosed by timber fencing with a lawned garden and patio seating area perfect for enjoying the afternoon sunshine while the borders of the garden give way to colourful flowers before the useful timber shed at the very rear and access alleyway directly to the parking beyond.

OUT & ABOUT

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the cul-de-sac, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

FIND US

Postcode : NR3 2AF

What3Words : ///clap.scope.spit

VIRTUAL TOUR

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

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 headroom
(below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area¹⁾
1182.19 ft²
109.83 m²
Reduced headroom
76.1 ft²
7.07 m²

