

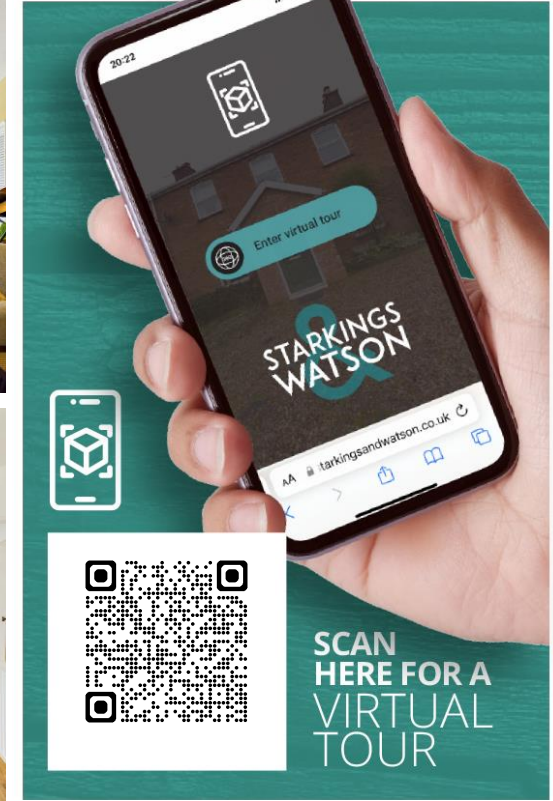
HALL ROAD

Norwich NR4 6NE

Freehold | Energy Efficiency Rating : TBC

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STARKINGS
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- Mid-Terrace House
- 19' Dual Aspect Sitting Room
- Open Kitchen/Dining Room
- Three Double Bedrooms
- Fantastic Decorative Order Throughout
- Sizeable Private Rear Garden
- Dropped Kerb Giving Off Road Parking
- Ideal First Time Buy or Investment

IN SUMMARY

This over the passage TERRACE HOUSE is presented in IMMACULATE CONDITION throughout, undergoing many recent improvements including a dropped kerb at the front giving rare OFF ROAD PARKING, while offering some 853 Sq. ft of accommodation (stms) internally. The ground floor boasts a generous DUAL ASPECT SITTING ROOM, and separate DINING ROOM opening into the fitted KITCHEN with INTEGRATED COOKING APPLIANCES. The first floor offers THREE DOUBLE BEDROOMS and a newly decorated FAMILY BATHROOM. Externally the family can make the most of the sizeable PRIVATE REAR GARDEN with brick outbuilding making this the ideal FIRST TIME BUY, family home or investment purchase.

SETTING THE SCENE

The property is accessed opposite the gym on the main section of hall road via a turn off that runs parallel to this and heading down to the very bottom of this separate road. The property will emerge to your left with a neatly finished shingle driveway suitable for parking multiple vehicles.

THE GRAND TOUR

As you enter the property you are met with the main hallway granting access to all living accommodation on the ground floor as well as stairs for the first floor. The sitting room can be found to your left, a brilliantly spacious dual aspect space with wooden flooring underfoot and large uPVC double glazed windows allowing this room to remain well-lit even on the dullest of days while a handy floor to ceiling storage cupboard can be found tucked in the corner of the room and an electric fireplace with wooden mantle and marble effect hearth. The dining room has been altered to offer a breakfast bar and two built in storage units with uPVC French doors taking you into the rear garden while an opening gives you easy access and flow into the kitchen ideal for family living. The kitchen has an array of wall and base mounted storage with a mostly tiled splash back, integrated oven and gas hob with extraction above and plumbing for a washing machine/dishwasher while a separate access door for the rear garden can be found although not currently in use. The first floor landing gives access to all three bedrooms as well as the three piece family bathroom which has been tastefully decorated in a modern fashion with a part tiled surround, dual shower heads over the bath, wall mounted heated towel rail and dual uPVC frosted glass windows. The larger of the bedrooms can be found to the left of the stairs at the front of the property, this generous double bedroom has carpeted flooring and two built in storage cupboards. The second and third bedrooms are both very similar in size, both offer built in storage and both have



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carpeted flooring. The bedroom to the front sits slightly over the passage below meaning this usually smaller bedroom is a double bedroom allowing for greater versatility in bedrooms spaces upstairs.

THE GREAT OUTDOORS

Immediately at the rear of the dining room is a shingle seating area which leads you on to the predominantly lawn rear garden, fully enclosed by timber fencing with colourful flowering planted borders. A brick outbuilding can also be found here, handy for additional garden storage or an ideal spot for a tumble dryer.

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 6NE

What3Words : ///lost.rich.search

VIRTUAL TOUR

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

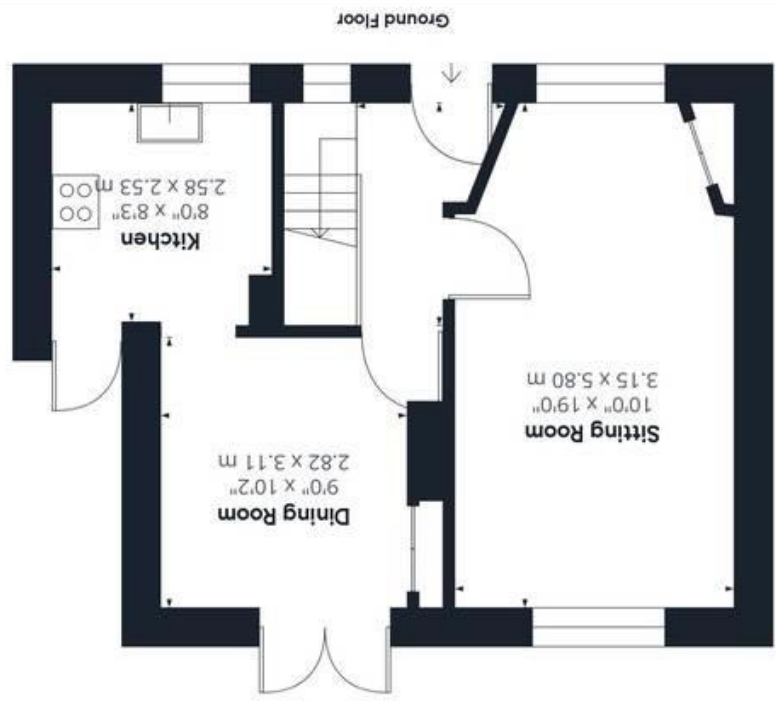
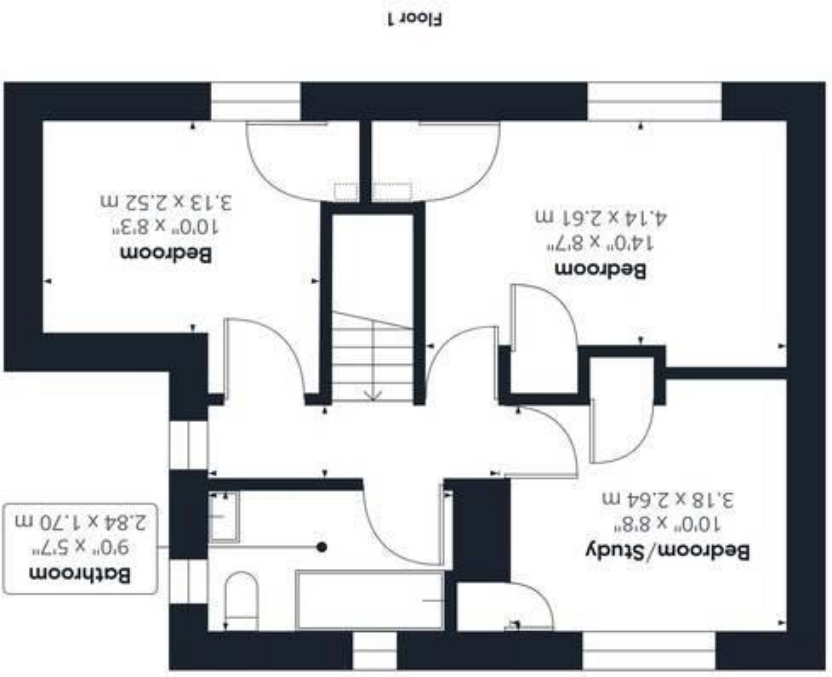
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Price:



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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.

(1) Excluding balconies and terraces.

Approximate total area^m
853.9 ft²
79.33 m²

