

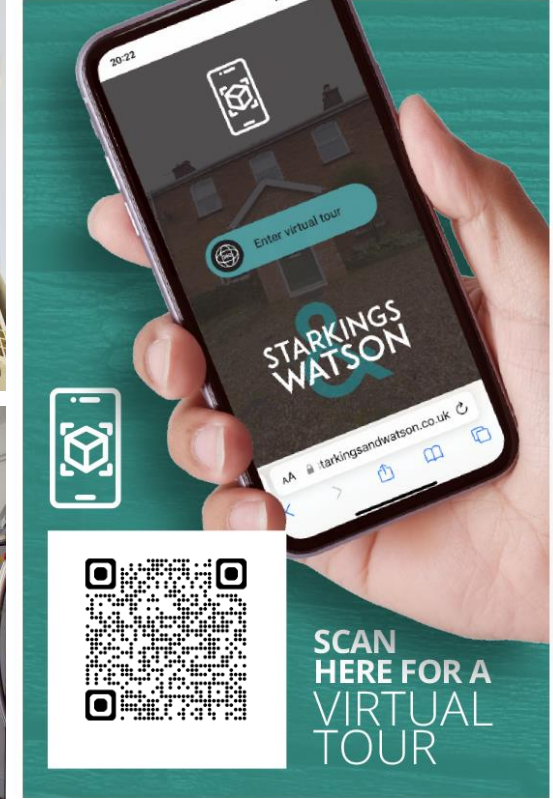
NORWICH ROAD

Costessey, Norwich NR5 0EH

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- Semi-Detached House
- 15' Bay Fronted Sitting Room
- Fitted Kitchen Leading to Utility Space
- Family Bathroom & En-Suite Cloakroom
- Three Bedrooms
- Opportunity to Extend (stp)
- Sizeable Rear Garden
- Off Road Parking at Front & Rear

IN SUMMARY

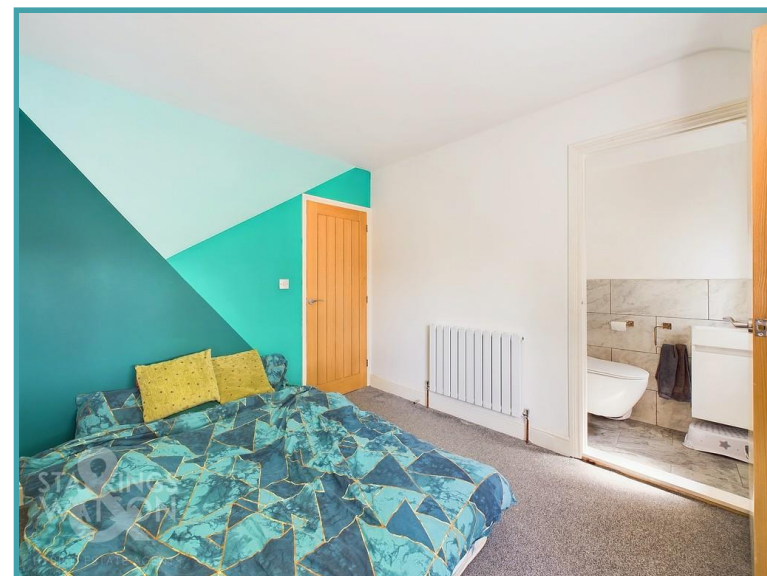
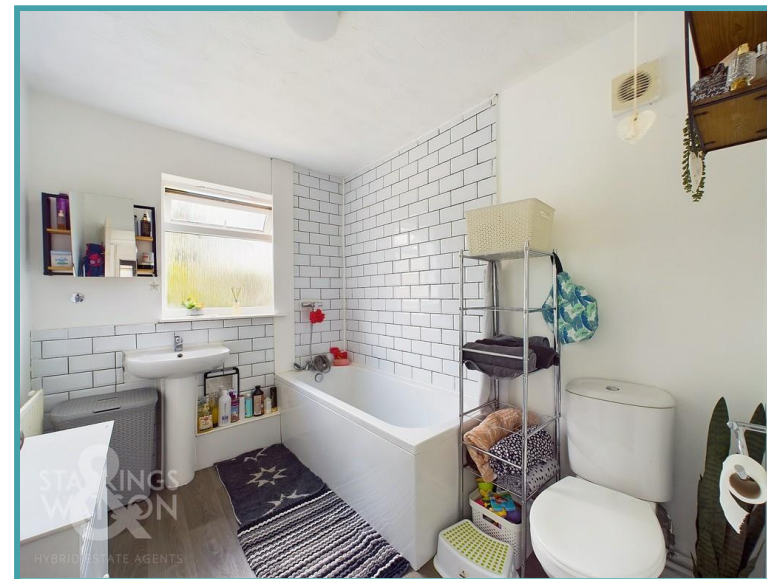
Set back from the road giving an abundance of OFF ROAD PARKING, this SEMI-DETACHED HOUSE is set upon a 0.12 acre plot (stms) with a GENEROUS REAR GARDEN and external workspace/entertainment area. Inside, the property offers close to 600 Sq. ft (stms) of accommodation and still leaves potential to be extended at the rear (stp). Internally you will find a 16' BAY FRONTED SITTING ROOM, fitted kitchen, handy utility space and ground floor FAMILY BATHROOM. The first floor has been recently altered and improved to offer THREE BEDROOMS with the main benefiting from an EN-SUITE CLOAKROOM.

SETTING THE SCENE

The property is set back from the street with a large frontage offering the perfect space to park a multitude of cars with timber fencing running parallel to one another lining this space. There is a slight gradient down from the road to the property, with the front door found with an awning above and side access to the right of the property with gated access for the rear garden.

THE GRAND TOUR

As you step inside you are initially met with the stairs for the first floor with access to the sitting room to your left through a part glazed door. The sitting room is wonderfully well-lit courtesy of the bay fronted uPVC double glazed window while the rest of the space has carpeted flooring underfoot and ample space for soft furnishings. The kitchen, utility space and bathroom all have been fitted in July 2024 with new wood effect flooring. The kitchen presents a good range of wall and base mounted storage units with wood effect work surfaces, integrated oven and hob with tiled splash backs and plumbing for a washing machine while a generous under the stairs cupboard offers additional storage or could be used as a pantry. Just beyond the kitchen is a small lobby area with access door leading to the rear garden and additional storage space creating the ideal spot for a tumble dryer or additional storage units while the three piece family bathroom is found at the very rear of the property with a majority tiled surround, separate shower head over the bath and radiator on the external wall. The largest of the bedrooms is located to the front of the property, to the left of the landing, with a large uPVC double glazed window to the front, built in wardrobes, carpeted flooring and en-suite cloakroom in a modern style with part tiled surround and a frosted glass window to the front. The second bedroom is found directly ahead at the top of the stairs, this double bedroom has a rear facing aspect and modern fitted radiator whilst the smaller of the three bedrooms is found next door, also with a rear facing aspect, this large single bedroom currently



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serves as the perfect nursery but could also serve as a single bedroom or study/home office if wished.

THE GREAT OUTDOORS

The rear garden offers a wealth of space and opportunity firstly with a raised flag stone patio area stepping down towards the timber shed and on to the sizeable lawn rear garden space reaching all the way back to the very rear of the boundaries. At the very rear a converted garage currently offers the ideal home office space, potential gym, sitting room or annex (stp) with access to this space coming via tall timber swinging gates leading to the track behind Norwich Road. This space would be perfect for a garage, workshop or simply additional parking.

OUT & ABOUT

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

FIND US

Postcode : NR5 0EH

What3Words : ///melon.impact.worm

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.

(1) Excluding balconies and terraces

Approximate total area¹
 599.98 ft²
 55.74 m²

