



Ipswich Road, Norwich - NR2 2LN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Ipswich Road

Norwich

The GROUND FLOOR FLAT offers a wealth of internal space measuring some 1259 SQ. FT (stms) as well as a PRIVATE REAR GARDEN and allocated OFF ROAD PARKING. The accommodation is bursting with CHARACTER throughout, and offers a VERSATILE living space including a large entrance hallway ideal as a STUDY, 22' DUAL ASPECT SITTING ROOM with an OPEN FIRE, separate DINING ROOM leading into the fitted kitchen boasting a range of INTEGRATED APPLIANCES, neatly finished SHOWER ROOM, alongside TWO DOUBLE BEDROOMS with one benefiting from an EN-SUITE W.C.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D



- Ground Floor Flat
- Over 1259 Sq. ft Of Accommodation (stms)
- Characterful Home
- 22' Sitting Room with Open Fire
- Kitchen with Integrated Appliances & Utility Room
- Two Double Bedrooms
- Separate Dining Room
- Allocated Off Road Parking

The property is located on the edge of the popular residential location known as Golden Triangle. Situated just off the inner ring road, the property enjoys fantastic amenities within walking distance, including, shops, schooling and bus routes, whilst vehicular access into Norwich, and onto the A47/A11 is only a short drive.

SETTING THE SCENE

Turning off from Ipswich road you are first met with a shingle driveway with the access door into the kitchen directly in front of you. As you carry on beyond the property you will find the rear with its allocated parking spaces for each property where there are two tandem spaces for this home. A short walk to your right will take you through a private gate into the garden and further into the main entrance lobby.



THE GRAND TOUR

Stepping in via the main entrance door you will find a generous porch style entrance leading into the central lobby with carpeted flooring and gas radiator, this space could make an ideal study if so desired. Just off from the lobby is the 22' dual aspect sitting room, a generous room with an open fireplace currently housing an electric fire with exposed wooden beams and picture rails along the walls. Heading to your left from the lobby is the main bedroom, a sizeable dual aspect room with built in wardrobes, carpeted flooring, gas heating and ample floor space for soft furnishings. Heading out the rear of the sitting room and turning right you will find the second bedroom, this being a double room too also with carpeted flooring, built in wardrobe and handy en-suite WC with frosted glass window. The shower room sits next door to the second bedroom, a fully tiled three piece suite complete with underfloor heating, frosted glass window and walk-in shower. Both the dining room and kitchen are lined with wooden effect Amtico flooring with the formal dining room also boasting further character features including an original cast iron stove with original tiling surround. Finally, the kitchen space allows for a central island if so desired with a range of wall and base mounted storage surrounding the kitchen giving ample work top space giving way to an integrated oven and hob with extraction above, dishwasher, washing machine and fridge/freezer.

FIND US

Postcode : NR2 2LN

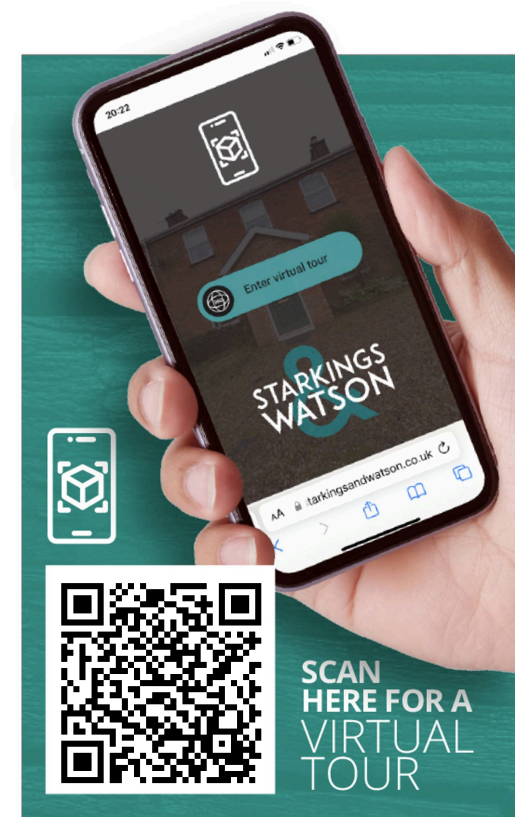
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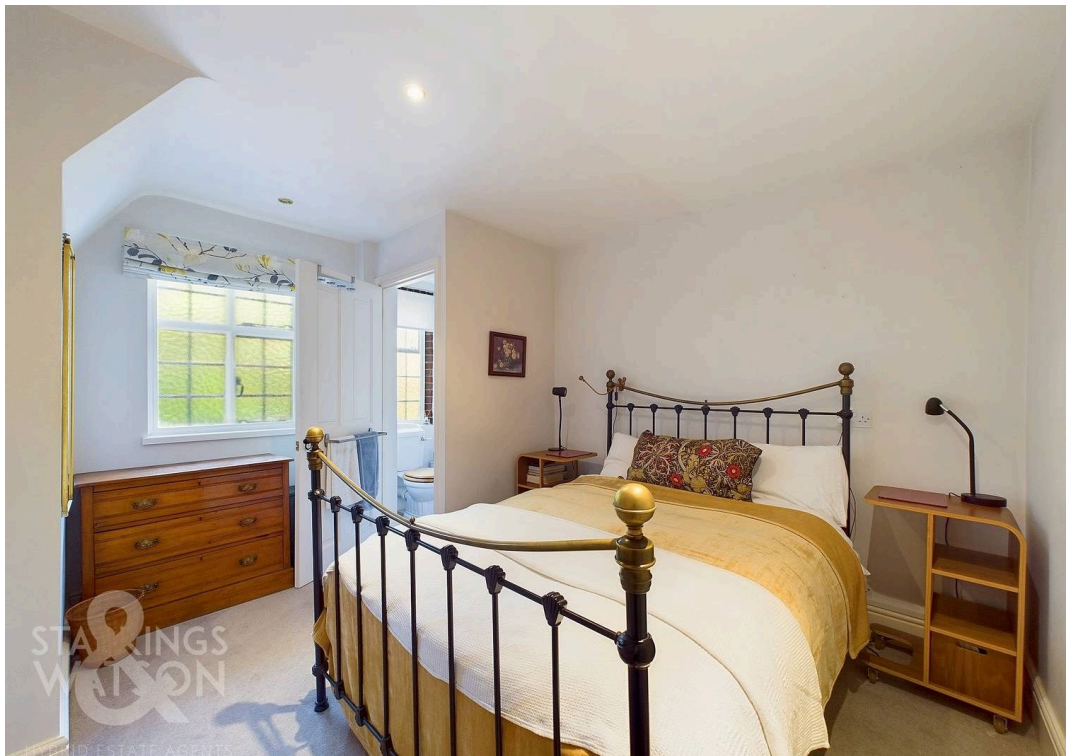
VIRTUAL TOUR

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

AGENTS NOTE

The property is offered on a leasehold basis with a ground rent of £50 per annum with the four properties on the plot all having responsibility for the upkeep of the gravel drive. The remaining term of the lease is approximately 110 years remaining. The neighbouring property has access rights through the garden.



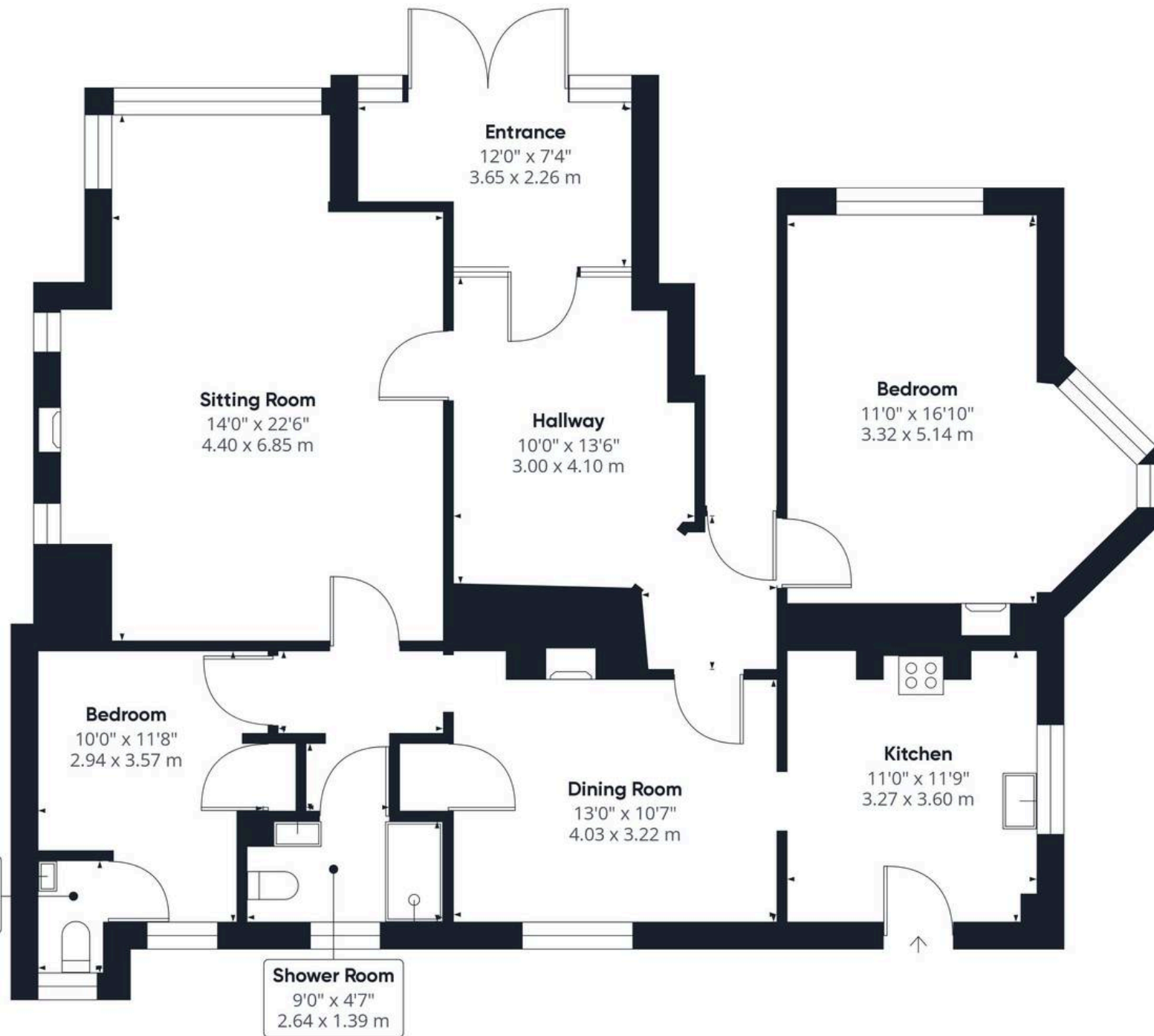




THE GREAT OUTDOORS

The property benefits from a private garden space, forming the ideal sun trap in the summer months with a newly fitted timber fence and gate, this low maintenance space is bordered by colourful plants and shrubs making for an aesthetically pleasant setting as well as adding additional privacy.





Approximate total area⁽¹⁾

1259.49 ft²

117.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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