

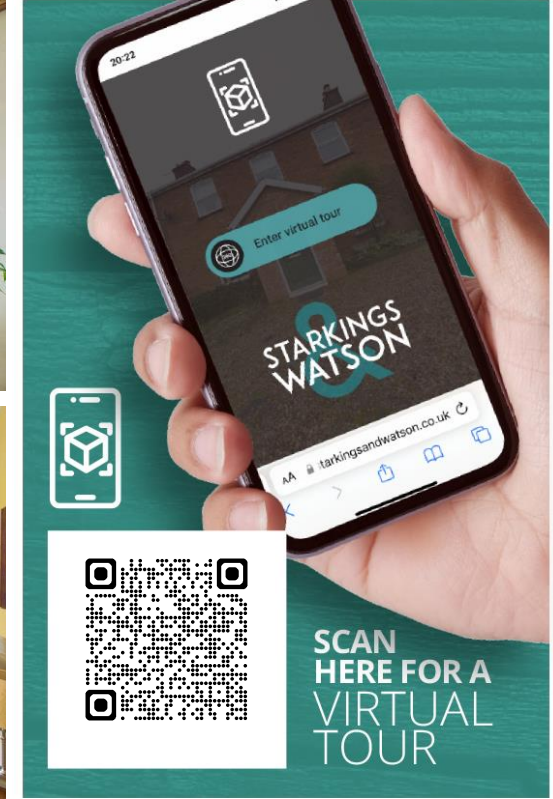
NORWICH ROAD

Norwich NR5 0EX

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS
WATSON

- Semi-Detached House
- New Roof Fitted 2023
- Separate Sitting & Dining Room
- Family Bathroom & Cloakroom
- Three Bedrooms
- Large Rear Garden
- Off Road Parking
- Potential To Extend (stp)

IN SUMMARY

NO CHAIN. Bursting at the seams with POTENTIAL, this generous SEMI-DETACHED HOUSE offers a lot to the imagination while offering a little over 1021 Sq. Ft of accommodation (stms) and boasting a 2023 UPDATED ROOF, this versatile home benefits from a GENEROUS REAR GARDEN allowing for an extension if desired (stp). With SEPARATE SITTING and DINING ROOMS, kitchen, UTILITY ROOM and ground floor bathroom the space continues upstairs with THREE BEDROOMS and separate CLOAKROOM too, all with uPVC double glazed windows and 2019 INSTALLED GAS BOILER. Served by ample OFF ROAD PARKING where all local amenities are a short walk away, this would make the ideal family home.

SETTING THE SCENE

The property can be found set back from Norwich Road with a private tree lined driveway leading to the right of the property. A manageable lawn space is also nestled behind mature bushes leading you to the front door and porch entrance.

THE GRAND TOUR

Stepping into the front porch entrance, the ideal spot to slip off your shoes and coat before heading in further, the property opens into the main hallway, with wooden flooring, gas radiator and stairs to the first floor. The sitting room can be found to your left, with tall ceilings, wooden flooring and a fireplace with wooden mantle, this space offers a wealth of floor space for soft furnishings while the separate dining room sits behind this with a rear facing aspect. This room currently serves as a ground floor bedroom but would make the ideal formal dining space with sliding doors into the rear garden. This space could also be opened into the sitting room or adjacent kitchen, to create a more open plan arrangement. The kitchen sits in the heart of the home, with characterful tiled flooring, base mounted storage with wooden work surfaces, this room leaves more than enough space for additional storage solution and a large gas range cooker. Leading you through to the utility room where plumbing can be found for the washing machine, inlet for a tumble dryer and space for an American style fridge/freezer with a uPVC double glazed door to the outside of the property. The bathroom sits at the rear of the property, just off from the kitchen, this split space first opens to present the bath and sink with vanity storage while the toilet is located at the very rear, separate to the rest with a uPVC double glazed window onto the rear garden. The larger of the double bedrooms sits with a front facing aspect. This sizeable double bedroom has wooden flooring underfoot and ample floor space for a king size bed and free standing or fitted storage.



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



The second of the generous double bedrooms faces over the rear garden with a uPVC double glazed window and all new plastering sitting next to the third of the double bedrooms with a dual aspect, this room formerly served as the ideal study, but would serve as a bedroom, nursery or maintain its standing as a study if so desired.

THE GREAT OUTDOORS

This property continues to surprise as you venture into the rear garden space which extends back to give the perfect garden for a family to enjoy while leaving more than enough space to extend on the rear of the property (stp). Predominantly laid to lawn, this space is enclosed by Timber fencing, mature hedges and trees all adding to the sense of privacy while two large timber sheds and a summer house can all be found.

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.

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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

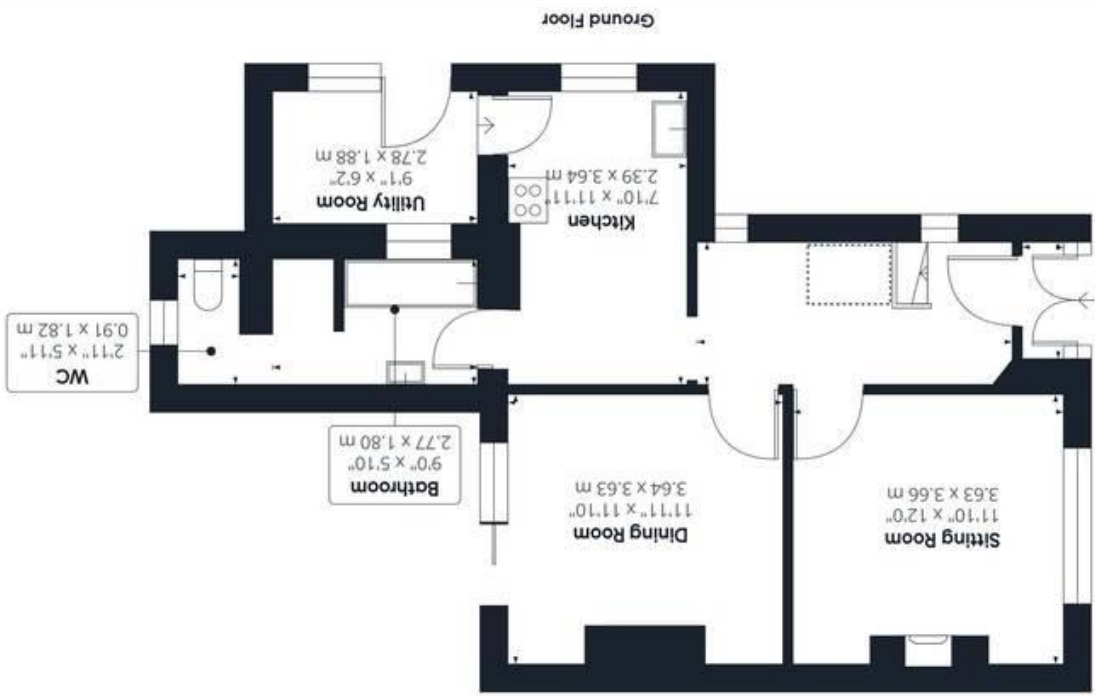
FIND US

Postcode : NR5 0EX

What3Words : ///splice.decent.spider

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
1021.89 ft²
94.94 m²

Reduced headroom
8.6 ft²
0.8 m²