

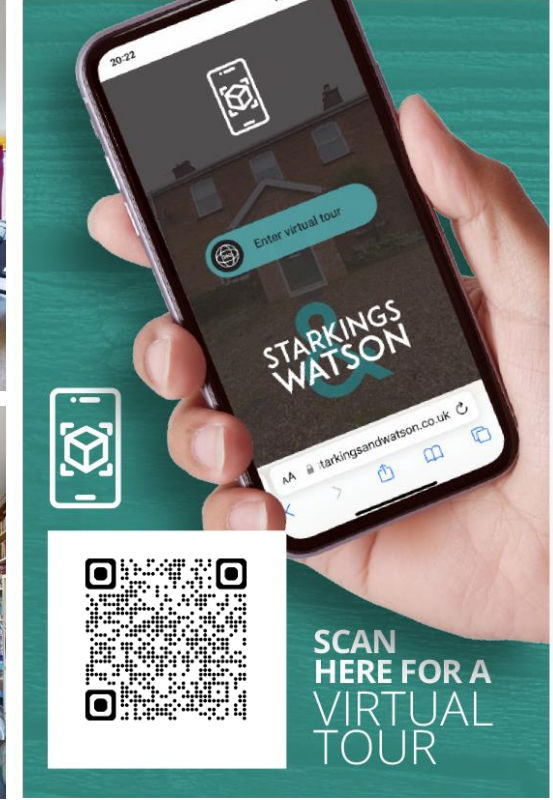
LITTLE JOHN ROAD

Lakenham, Norwich NR4 6BH

Freehold | Energy Efficiency Rating : B

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

FOR SALE  
PROPERTY



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STARKINGS  
&  
WATSON

- Terraced House
- Underfloor Heating
- Fantastic Open Plan Accommodation
- 22' Kitchen/Living Area
- Ground Floor Cloakroom
- Two Double Bedrooms
- Low Maintenance Private Rear Garden
- Ideal First Time Buy

### IN SUMMARY

Offering fantastic OPEN PLAN accommodation ideal for FAMILY LIVING this TERRACED HOME features a 22' KITCHEN/LIVING ROOM with multiple INTEGRATED APPLIANCES and all UNDERFLOOR HEATING. The ground floor accommodation also offers a CLOAKROOM and uPVC French doors into the rear garden. The accommodation reaches some 573 SQ. FT in total (stms) with TWO DOUBLE BEDROOMS and a three piece FAMILY BATHROOM on the first floor. Externally, the property boasts a low-maintenance rear garden, fully enclosed and private with planting borders.

### SETTING THE SCENE

The property is approached via the main street with on street parking to the front. Heading through the mature hedge to the front with privacy giving borders leading you over the brick weave footpath to the front door with a pitched and tiled awning above whilst a manageable lawn occupies the rest of the space.

### THE GRAND TOUR

As you enter the ground floor accommodation this open plan space is well-lit with a dual aspect allowing natural light to pour into every corner of the room with wood effect flooring running throughout this space. Initially, the kitchen opens up with an array of wall and base mounted storage with extending worktops to create a breakfast bar ideal for family living and multiple integrated appliances including a fridge, freezer, dishwasher, electric oven and hob with extraction above. Beyond the kitchen breakfast area is the sitting room with ample floor space for soft furnishings leading to uPVC French doors into the rear garden plus access into the ground floor WC . Heading up to the first floor, the landing and bedrooms are all laid with the same wood effect flooring and similarly to downstairs offers all underfloor heating throughout. The larger of the bedrooms is situated to your right with a dual aspect double glazed window setting and ample floor space for a large bed and additional storage units, while the smaller of the two rooms still offers space for a double bed and additional storage, also with a dual aspect to the front of the property. Situated in the middle of both rooms is the three piece family bathroom with a predominantly tiled surround and flooring plus a shower head over the bath and electric heated towel rail.

### THE GREAT OUTDOORS

The garden is in an easy to maintain low maintenance state with flagstone patio paving throughout and planting borders for additional colour with timber



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gated access to the rear alleyway behind. The roof has a solar panel sat on top for a more modern take on energy efficiency.

#### OUT & ABOUT

Located on the fringes of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### FIND US

Postcode : NR4 6BH

What3Words : ///chest.windy.sugars

#### 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**

Calculations are based on RICS IPMS 3C standard.

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 5 ft/1.5 m

(1) Excluding balconies and terraces

**Approximate total area<sup>1</sup>**

573.5 ft<sup>2</sup>  
53.28 m<sup>2</sup>

**Reduced headroom**

14.1 ft<sup>2</sup>  
1.31 m<sup>2</sup>

