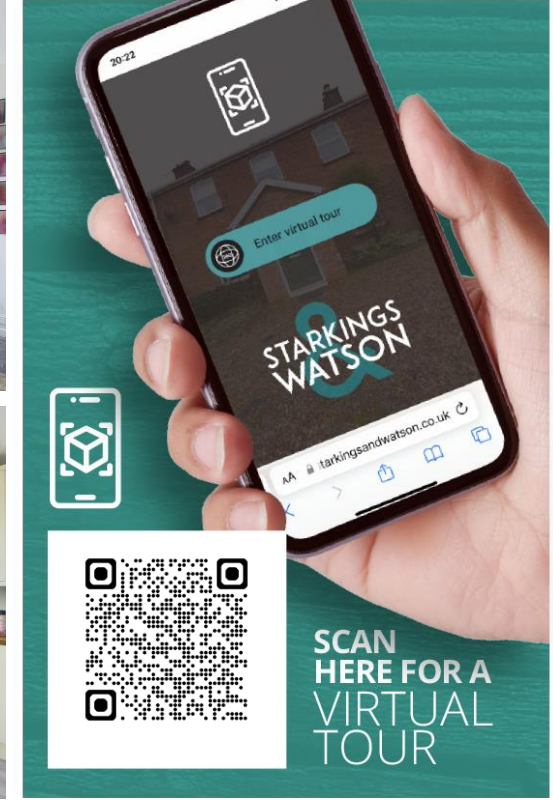


# ASTELL ROAD Norwich NR1 2NU

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

# PROPERTY TO LET



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# STARKINGS & WATSON

- Semi-Detached House
- Dual Aspect 20' Sitting Room
- Kitchen/Breakfast Room With Fitted Appliances
- Three Bedrooms
- Shower Room & Cloakroom
- Outbuildings & External Storage
- Large & Private Rear Garden
- Off Road Parking

#### IN SUMMARY

This GENEROUSLY sized SEMI-DETACHED HOUSE is pleasantly situated just a short walk from Norwich City Centre and the mainline train station - offering just over 812 Sq. ft (stms) of accommodation. A sizeable PRIVATE REAR GARDEN and ample OFF ROAD PARKING can also be found to the front. Inside, the property offers a dual aspect, 20' SITTING ROOM, 2018 installed kitchen/breakfast room with INTEGRATED APPLIANCES, shower room with separate cloakroom and THREE BEDROOMS. To the outside, OUTBUILDINGS/STORAGE can be found, with a split level lawned garden.

#### SETTING THE SCENE

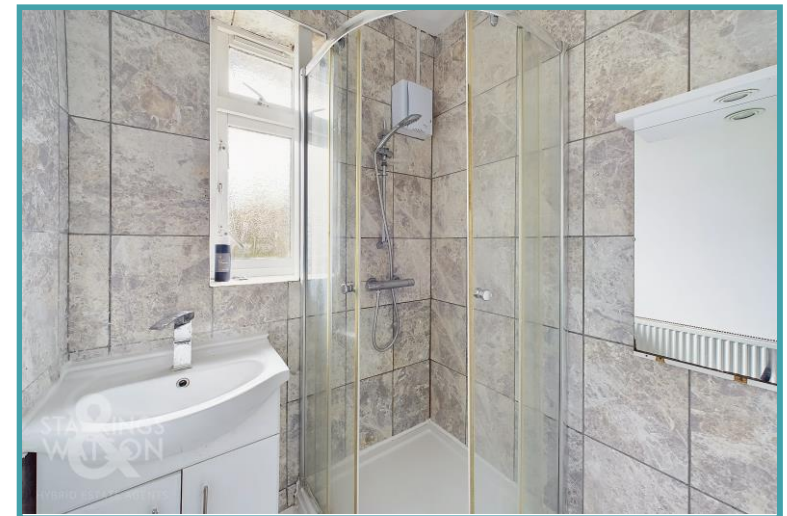
The property can be found tucked away from the street behind a sizeable brick weave driveway suitable for parking two vehicles with a raised concrete path running to the side of the property with a hedged border.

#### THE GRAND TOUR

As you step inside this welcoming family home you are met with the entrance porch which has the stairs for the first floor, under stair storage and the ideal space to hang your coats. Turning to your right you will find the dual aspect sitting room with ample floor space for an array of soft furnishings including potential for a formal dining table. Directly ahead of the front door is the access into the kitchen/breakfast room with a wide range of wall and base mounted storage, integrated dishwasher and fridge/freezer, fitted breakfast bar with a radiator below all set around wood effect work surfaces and tiled splash backs. The first floor landing gives access to all three bedrooms as well as the separate cloakroom and two piece shower room adjacent with a tiled surround and corner shower unit. The largest of the bedrooms sits at the front of the property, a double bedroom with built in wardrobes and double glazed window overlooking the front of the property. The two smaller bedrooms can be found with a rear facing aspect at the opposite end of the hallway, with the second double bedroom also offering built in storage whilst the smaller has carpeted flooring and views over the rear garden.

#### THE GREAT OUTDOORS

The rear garden reaches backwards in a surprisingly generous fashion offering the ideal space for a family to enjoy. With the garden being predominantly laid to lawn, a raised wooden deck patio area, raised planting beds and a brick built shed can also be found.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



### 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 : NR1 2NU

What3Words : ///thick.reject.bunny

### 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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
812.82 ft<sup>2</sup>  
75.51 m<sup>2</sup>

Reduced headroom  
3.87 ft<sup>2</sup>  
0.36 m<sup>2</sup>

