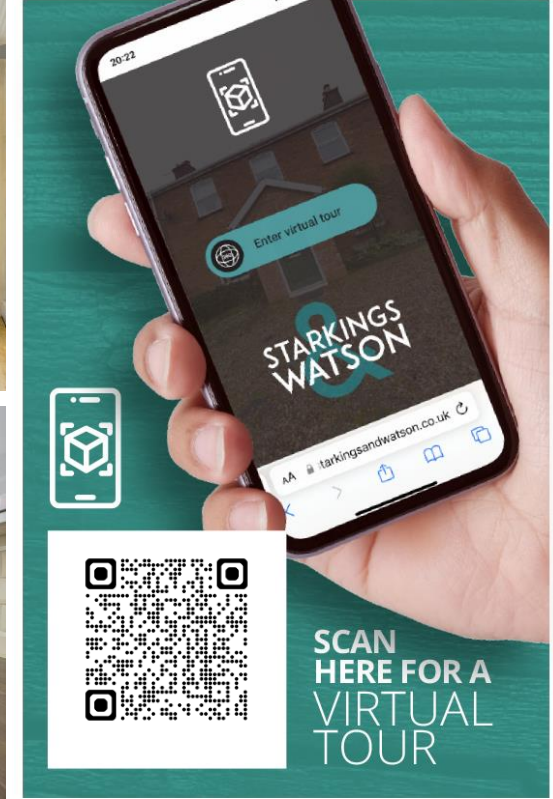


CARSHALTON ROAD Norwich NR1 3BW

Energy Efficiency Rating : D

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

PROPERTY TO LET



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



The Property
Ombudsman

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

starkingsandwatson.co.uk



STARKINGS & WATSON

- Mid-Terrace Home
- Two Reception Rooms
- Galley Style Kitchen
- W.C & Family Bathroom
- Two Double Bedrooms
- Courtyard Garden with Brick Shed
- Central Heating & Double Glazing
- Walking Distance to City Centre

IN SUMMARY

Ideally situated CLOSE to NORWICH CITY CENTRE, this mid-terrace home offers a TYPICAL TERRACE HOUSE LAYOUT, with COURTYARD GARDENS and ON ROAD PARKING. The BAY FRONTED SITTING ROOM is centred on a feature fire place, with a separate DINING ROOM, W.C and GALLEY STYLE KITCHEN beyond. The first floor offers TWO DOUBLE BEDROOMS with a built-in cupboard to one, and an EN SUITE SHOWER ROOM to the rear. Heading outside, a LOW MAINTENANCE COURTYARD includes a BRICK BUILT SHED.

SETTING THE SCENE

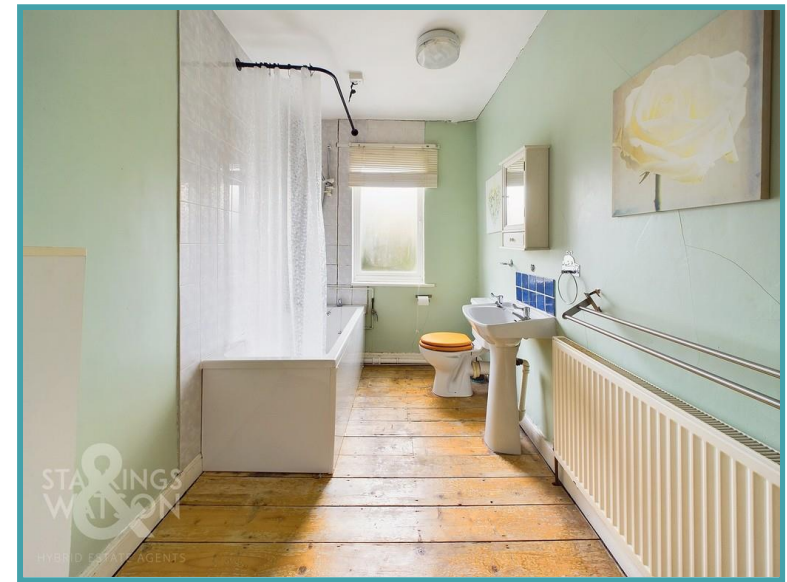
This mid-terrace offers a courtyard style frontage with a low level brick wall and access leading to the hard standing footpath and steps which take you to the front door.

THE GRAND TOUR

Heading inside, the sitting room faces the front with a bay window and feature fireplace, whilst wood effect flooring runs underfoot. A door takes you to the inner hallway where the stairs rise to the first floor landing, and a further door takes you to the second reception room which is ideal as a dining room with a further feature fireplace, window to rear and under-stairs storage space. The kitchen sits beyond with a galley style range of wall and base level units including an inset gas hob and built-in electric oven with a stainless steel sink and drainer unit with tiled splash backs and wall mounted gas fired central heating boiler. The rear lobby offers space for a fridge freezer, whilst a door leads the rear garden and a useful ground floor W.C can be found beyond. Heading upstairs, two double bedrooms lead off the landing area, with a built-in storage cupboard which is in the front facing bedroom, whilst the rear bedroom is finished with a feature fireplace and stripped wood flooring, with a door leading to the family bathroom beyond - including a shower over the bath, stripped wood flooring and tiled splash-backs.

THE GREAT OUTDOORS

The rear garden is low maintenance and mainly laid to hard standing, with slate borders and a brick built storage shed to the rear, along with a rear gated access.



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



OUT & ABOUT

Properties situated in the Centre of Norwich offer a wealth of local amenities including, shops, pubs and doctors surgeries. There is a wide variety of bus services in Norwich on offer and there is easy access to the train station and major routes including A47/A140. Various leisure facilities can be found close by, including a shopping centre Gym and Sports facility.

FIND US

Postcode : NR1 3BW

What3Words : ///cares.hops.feels

VIRTUAL TOUR

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

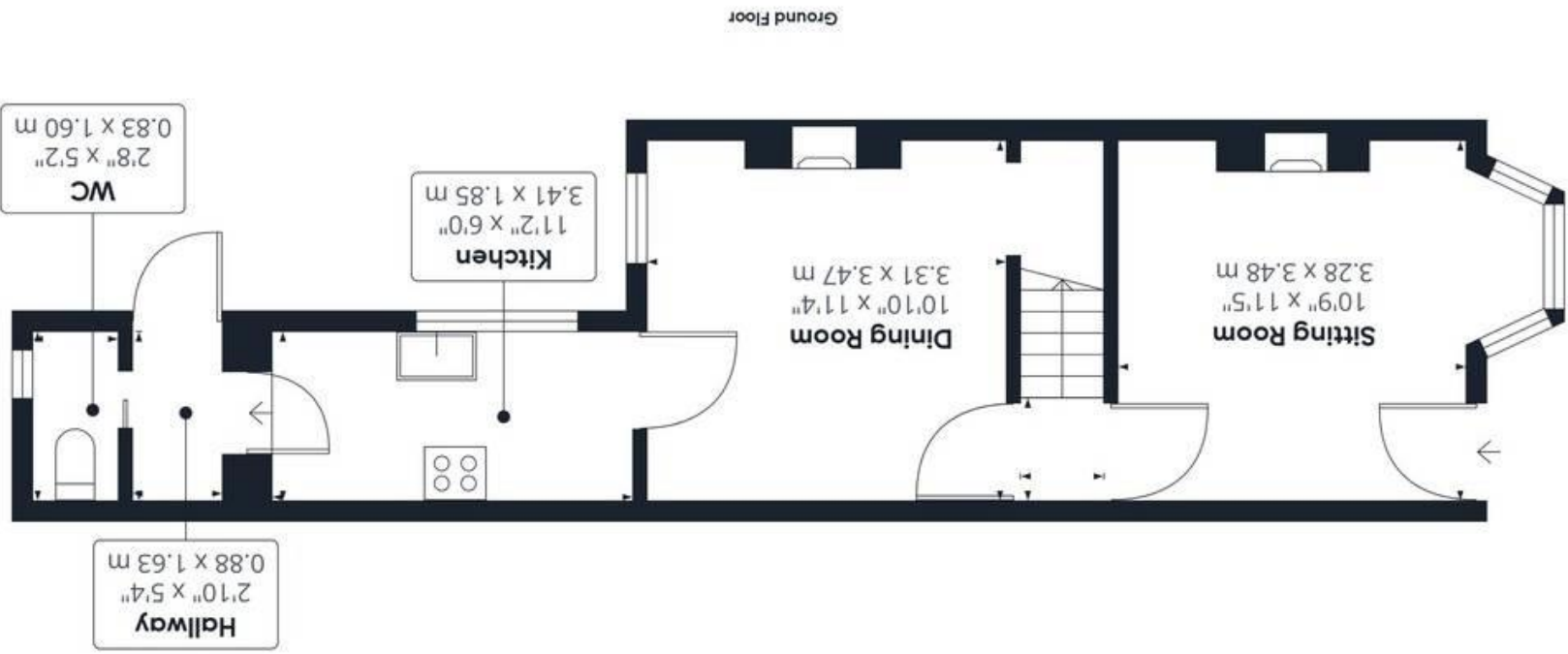
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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

starkingsandwatson.co.uk



GIRAFFE 360
standard.
Calculations are based on RICS IPMS 3C
plan is for illustrative purposes only.
While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor

(1) Excluding balconies and terraces

Approximate total area
699.98 ft²
65.03 m²