

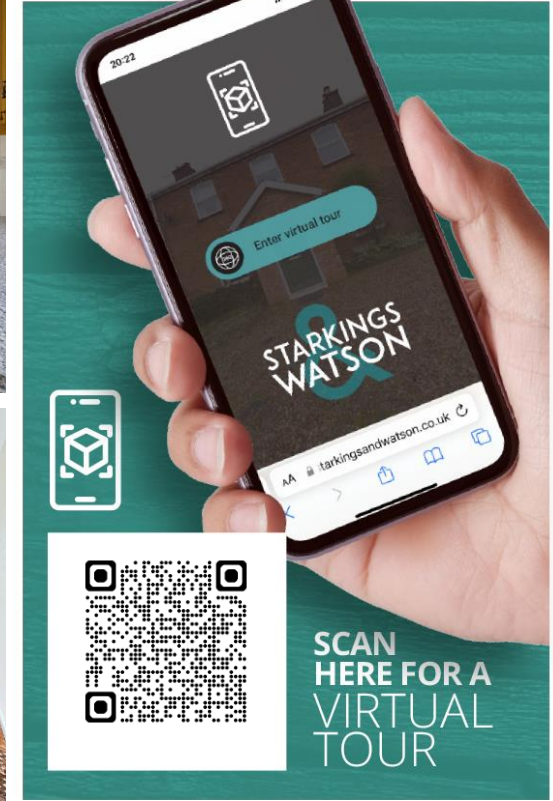
WILLIAMSON CLOSE

Norwich NR7 9DT

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS  
&  
WATSON

- End Of Terrace Property
- No Chain
- 19' Dual Aspect Sitting Room
- Kitchen Leading To Utility Room & WC
- Cloakroom & Separate Shower Room
- Three Bedrooms
- Private Rear Garden
- Ideal First Time Buy or Investment

### IN SUMMARY

NO CHAIN. Sitting at the end of a quiet CUL-DE-SAC this END OF TERRACE home is offered with all gas central heating and uPVC double glazed windows and benefits from a recent redecoration with brand new carpets in the bedrooms. Reaching some 790 SQ. FT in size (stms) the property boasts a 19' DUAL ASPECT sitting room, dual aspect kitchen with BUILT IN COOKING APPLIANCES leading to a UTILITY space and ground floor WC. The first floor gives way to a separate shower room and WC all serving THREE BEDROOMS with multiple BUILT IN STORAGE spaces. The rear garden is FULLY ENCLOSED and PRIVATE, predominantly laid to lawn making the ideal space to enjoy the summer sunshine.

### SETTING THE SCENE

The property is located at the end of this quiet cul-de-sac on your right hand side, tucked away behind tall privacy giving hedges with a lawn frontage filled with mature shrubs and a pathway leading down the side of the property towards the rear access and front door with awning above.

### THE GRAND TOUR

Initially as you enter you are met with a small lobby with stairs for the first floor directly ahead whilst turning left leads you into the kitchen. Fitted with all wooden effect flooring underfoot and a range of wall and base mounted storage set around rolled edge work surfaces, this dual aspect room is well lit with tiled splash backs and integrated eye level dual ovens and gas hob. Through from here towards the rear of the property is a utility area with plumbing for a washing machine and inlet for a tumble dryer with access door directly into the rear garden and ground floor WC with the same wooden effect flooring and frosted glass window into the rear garden. Turning right from your entrance is a 19' dual aspect sitting room with ample floor space for soft furnishings, integral storage area built into the wall adjacent to the fireplace with a large radiator underneath each window. The first floor landing gives access into all three bedrooms as well as the two piece shower room with a corner shower unit and fully tiled surround, whilst next door is a separate WC with a part tiled surround and frosted glass window towards the rear garden. The smaller of the three bedrooms can be found at the rear with new carpeted flooring, uPVC double glazed window and a radiator. The first double bedroom is located to your left, a dual aspect room with newly fitted carpets and all uPVC double glazed windows plus a handy above stair storage cupboard. The larger of the three bedrooms is to your left with a front facing aspect and a radiator below the double glazed window, built in storage cupboard and ample floor space for a large double bed and



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additional storage solutions.

### THE GREAT OUTDOORS

The rear garden is fully enclosed on both sides and the rear with timber fencing, predominantly laid to lawn, this space initially offers a small concrete seating area with a path running towards the rear of the property, shingled borders with mature shrubs and hedges and access gate to the side of the property.

### OUT & ABOUT

The sought after Norwich suburb of Thorpe St Andrew offers a wide range of amenities nearby including local shops, public houses, doctors surgeries, supermarkets and schools. Thorpe St Andrew is only a short walk, car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.

### FIND US

Postcode : NR7 9DT

What3Words : ///owls.join.dome

### 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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
790.18 ft<sup>2</sup>  
73.41 m<sup>2</sup>

