

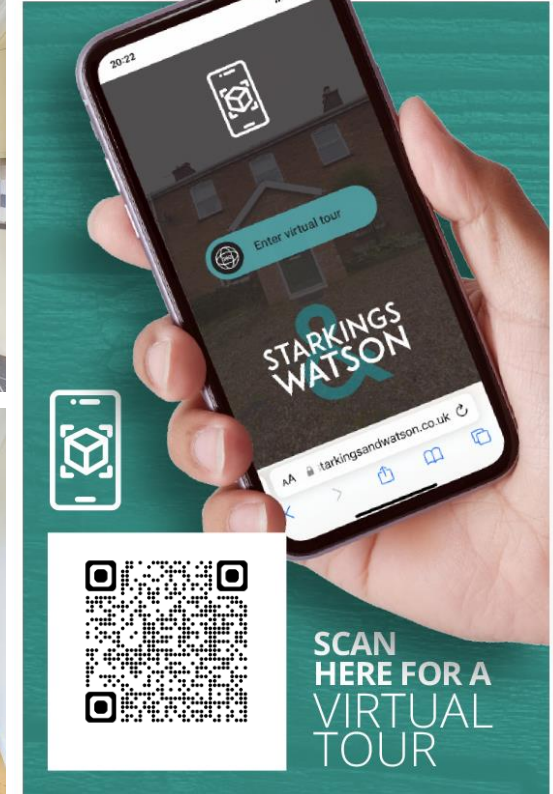
VANGUARD CHASE

Norwich NR5 0UG

Freehold | Energy Efficiency Rating : B

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

FOR SALE PROPERTY



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- No Chain!
- Well Maintained Town House
- Edge Of Development with Field Views
- Open Kitchen/Dining Room
- Dual Aspect Sitting Room
- Three Double Bedrooms
- Private & Enclosed Rear Garden
- Off Road Parking & Garage

IN SUMMARY

NO CHAIN. Situated on the outskirts of this popular development, this TERRACED TOWN HOUSE offers rare FIELD VIEWS and living accommodation split across three levels. Offering a generous 1125 Sq. Ft of accommodation (stms) the property includes a 16' KITCHEN/DINING ROOM with INTEGRATED APPLIANCES, cloakroom and versatile FAMILY ROOM/STUDY on the ground floor. The first floor leads you to the sitting room with FIELD VIEWS, double bedroom with EN-SUITE while the second floor leads to two further DOUBLE BEDROOMS, one with a second EN-SUITE shower room plus additional FAMILY BATHROOM. The rear garden is fully enclosed and private leading to OFF ROAD PARKING and a GARAGE to the rear of the property.

SETTING THE SCENE

Bordering the edge of this popular development and situated in the middle of a terrace of five, the entrance is set behind a low level hedge giving privacy with a flagstone pathway leading towards the front door. The off road parking and garage can be found through the opening at the end of the terrace to the left.

THE GRAND TOUR

Stepping inside, you are met with the central hallway with all wooden effect flooring underfoot. To your left, the stairs for the first floor can be found to your left whilst a handy storage cupboard can be utilized just underneath the stairs. Initially turning to your right is the versatile family room, this room could be utilised as a second sitting room, potential study or ground floor bedroom if so desired. Just beyond this room is the ground floor WC with wall mounted radiator, additional storage shelves and wash basin. The rear of the property is formed by the kitchen/dining room, initially offering floor space suitable for a formal dining table with U-shaped wooden effect counter tops set around a range of wall and base mounted storage all with tiled splash backs giving way to a built in gas hob with dual ovens below with extraction above. Onto the first floor landing, where initially turning to your left, you are met with a dual aspect sitting room extending the width of the property with rolling views into the fields beyond. Wooden flooring adorns the floor with two radiators mounted below each window and an electric fireplace at the head of the room. As you exit, you will 81step past a second built in storage cupboard and radiator before being at the first of the double bedrooms, again with wooden flooring underfoot and built in storage cupboard. This room also benefits from the use of an en-suite shower room with inset shower cubicle and a wall mounted radiator. Finally, the second floor gives room to two further double bedrooms, another built in storage cupboard and the three piece family bathroom with park tiled surround, shower head attachment over the bath and a wall mounted radiator with a rear facing double glazed window. The smaller of the bedrooms can be found with a rear facing aspect, next door to the



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bathroom, wooden effect flooring can be found underfoot and distant views over the fields with a large built in wardrobe. The front of the property is occupied by the larger of the bedrooms, again with built in storage wardrobe and benefiting from a en-suite shower unit with walk in shower unit and wall mounted radiator.

THE GREAT OUTDOORS

Externally, the rear garden is fully enclosed on both sides and to the rear with timber fencing. Initially stepping out, you are met with a flagstone patio area with raised wooden deck seating space to your right. Down from here is a predominantly lawn garden space with planting borders and raised planting beds with a rear timber gate leading towards the off road parking and garage.

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.

FIND US

Postcode : NR5 0UG

What3Words : ///pinches.obviously.anyone

VIRTUAL TOUR

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

AGENTS NOTE

Service charges are charged in the region of £195 a year which can be paid monthly if required for the upkeep of communal green space.

There is an additional payment of around £200 per month for the rental of the garage space paid to Watsons.

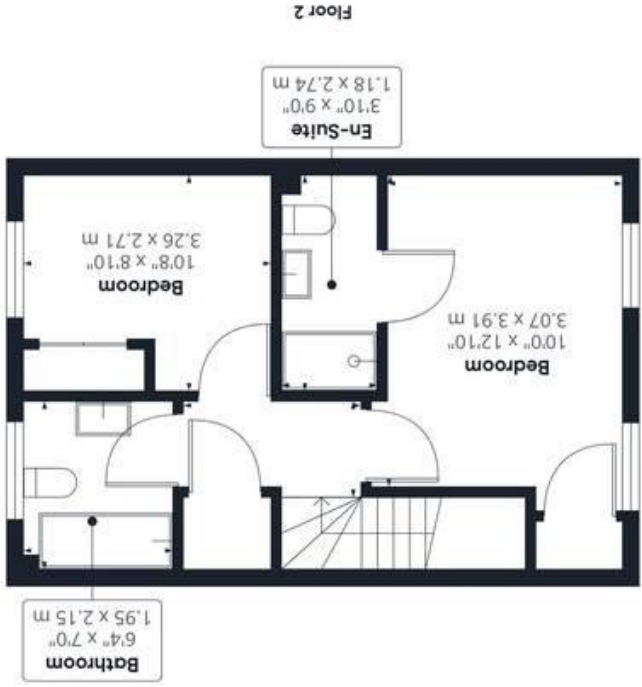
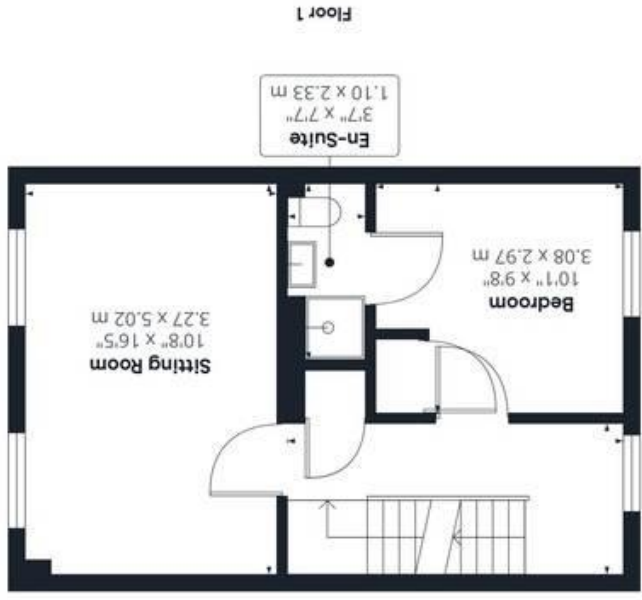
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Price:



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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^m
1125.15 ft²
104.53 m²