

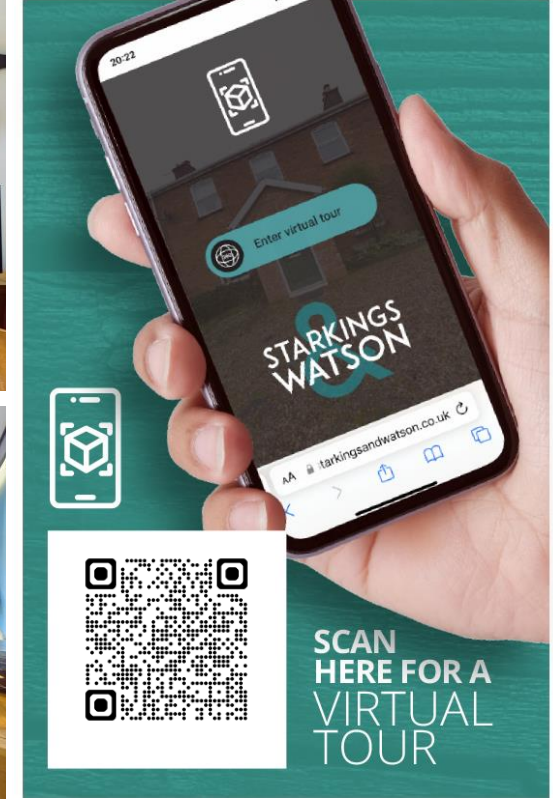
EARLHAM GREEN LANE

**Norwich NR5 8HF**

Freehold | Energy Efficiency Rating : C

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

**FOR SALE**  
**PROPERTY**



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

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**STARKINGS**  
**WATSON**

- Semi-Detached Chalet Home
- Stunning Open Plan Living
- 28' Kitchen/Living Room with Wood Burner
- 20' Dual Aspect Sitting Room
- Four Bedrooms
- Four Piece Family Bathroom
- Private & Enclosed Rear Garden
- Driveway & Garage

#### IN SUMMARY

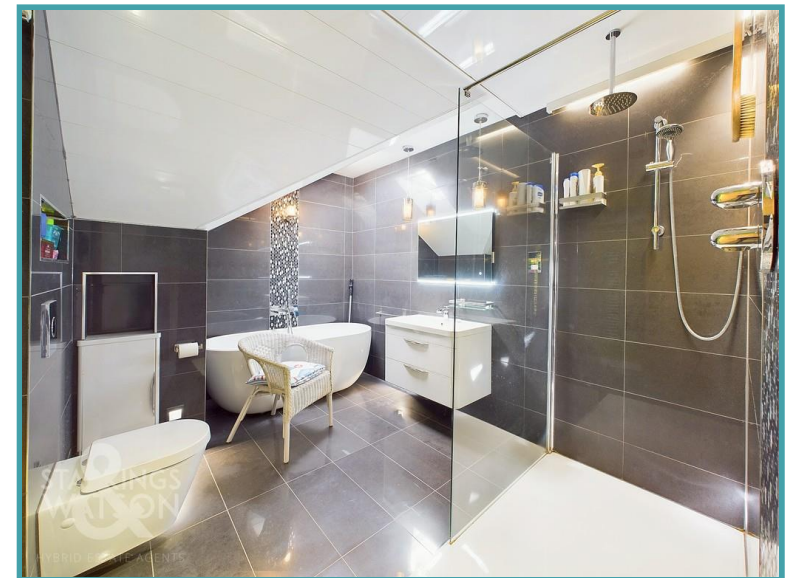
Boasting a multitude of high end fixtures and fittings, this SEMI-DETACHED CHALET HOME has been modernised and finished to a fantastic standard. The living accommodation on the ground floor is heated by UNDERFLOOR HEATING with a 28' kitchen/living room sitting under a showpiece tall VAULTED CEILING, leading to the kitchen with INTEGRATED APPLIANCES and BI-FOLDING DOORS into the private rear garden. The accommodation continues with a 20' DUAL ASPECT sitting room, UTILITY ROOM/W.C and ground floor SHOWER ROOM plus a handy potential FOURTH BEDROOM/STUDY/PLAYROOM. The first floor gives way to an additional three bedrooms and sizeable FOUR PIECE FAMILY BATHROOM. Externally, the rear garden is fully enclosed while the property is served by ample OFF ROAD PARKING and a GARAGE.

#### SETTING THE SCENE

Accessed through an opening between a low level brick wall, the property is served by a large shingle driveway with mature hedged borders leading to the front door and down towards a sizeable tandem garage measuring 29'x10' with electric roller door to the front and pedestrian access towards the rear.

#### THE GRAND TOUR

Entering via the porch with tiled flooring, this space is the ideal storage space for shoes and coats before you enter via a red brick archway into the stunning open plan kitchen/living room area. This space has easy to clean flooring and benefits from a wood burner within the seating area with the showpiece of the room being the tall vaulted ceilings with an electric Velux windows above and rain sensors. Stepping beyond the oak staircase, you will find yourself within the kitchen area with lightbox in the ceiling, lighting all around and featuring an array of wall and base mounted storage giving way to many integrated Bosch appliances such as an integrated hob and double oven with extraction above plus a dishwasher sitting in front of bi-folding doors creating free flow between the outside and inside accommodation. To the left, past the stairs with the same wood flooring underfoot is the spacious dual aspect sitting room featuring a light up media arch above the electric fireplace and providing ample space for soft furnishings. The very rear of the property is occupied by a dual purpose utility room and shower room with predominantly tiled surround, corner shower unit and heated towel rail. Sitting just next door to the shower room is a versatile potential fourth bedroom with easy access for relatives or friends this space could also be purposed as a playroom or potential study on the ground floor with uPVC French doors into the rear garden. Up the solid oak staircase the first floor landing gives access to all three bedrooms on this floor. Immediately to your left is the second room with tall sloped ceilings and dual Velux windows with modern radiator below, this room is well lit and offers built in wardrobes. To the end of the hallway and to your right is the smaller of the three rooms currently serving as



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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](http://starkingsandwatson.co.uk)

dressing room. This space would make the ideal study, nursery or single bedroom. The larger of the bedrooms sits right at the rear of the property with wood effect flooring underfoot and wall to wall built in mirrored wardrobes. This generous space benefits from a terraced balcony accessed via uPVC double glazed door and windows ideal for sipping your morning coffee taking in the summer sunshine. Finally, the modern four piece family bathroom has been finished to the highest standard with tiled walls and flooring and features a freestanding oval bath, floating basing/storage unit, walk-in shower unit and Velux window plus storage units and alcoves for a candlelit, relaxing bath..

#### THE GREAT OUTDOORS

Initially, the rear garden provides some privacy and shade, with mature trees and shrubs gently leading you through to the rest of the garden, presented in a low maintenance order with planting borders and two brand new timber sheds/workshops with a sizable summer house (12'4" x 9'2") and wooden decking occupying the rear of the garden facing directly into the setting sunshine for the evenings. The garage (29' x 10') can also be accessed via the garden, this larger than average space also has internal power, making it the ideal workshop, with electric roller door to the front.

#### OUT & ABOUT

Located on the fringe of Norwich City, this property provides a delightful retreat from the hustle and bustle, but within convenient distance to the main shopping district, University of East Anglia, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

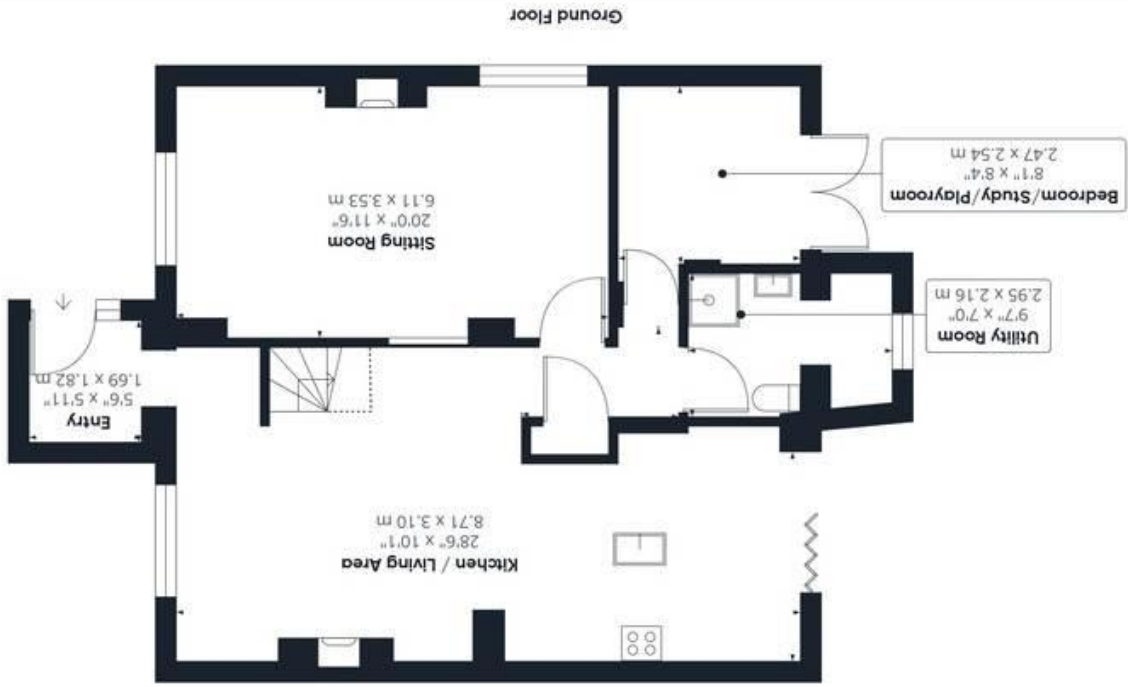
#### FIND US

Postcode : NR5 8HF

What3Words : ///moved.gifts.yarn

#### VIRTUAL TOUR

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



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

- 1320.62 ft<sup>2</sup>
- 122.69 m<sup>2</sup>
- Balconies and terraces: 21.2 ft<sup>2</sup>
- 1.97 m<sup>2</sup>
- Reduced headroom: 45.1 ft<sup>2</sup>
- 4.19 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

**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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.