

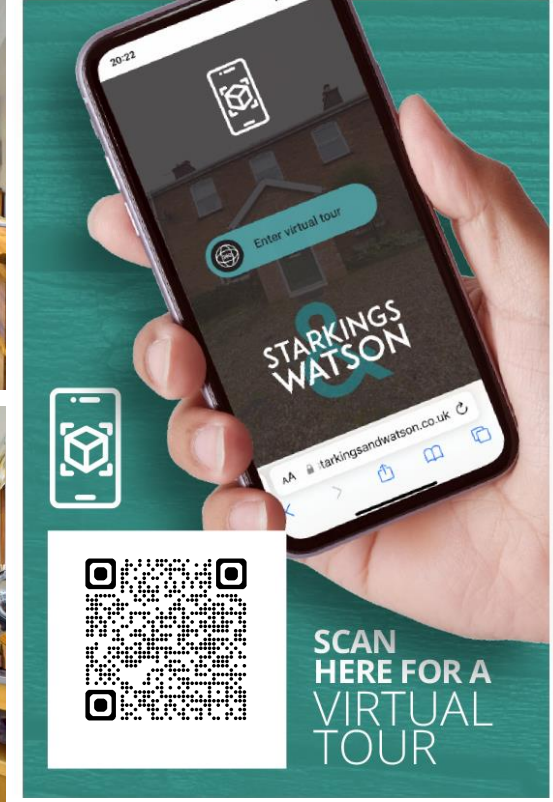
AIREDALE CLOSE

**Norwich NR3 2DB**

Freehold | Energy Efficiency Rating : D

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

**FOR SALE**  
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**STARKINGS**  
**WATSON**



- Mid-Terrace House
- Open Kitchen/Dining Room
- 15' Sitting Room
- Family Bathroom
- Two Double Bedrooms
- Private & Enclosed Rear Garden
- Allocated Parking
- Short Walk to City Centre

#### IN SUMMARY

Set within a QUIET and POPULAR close, this MID-TERRACE HOUSE offers the ideal opportunity to get on to the property ladder. Benefiting from having all local amenities and travel links, within walking distance the property also offers ALLOCATED PARKING to the front with a PRIVATE GARDEN sitting towards the rear of the home. The SITTING ROOM can be found with DOUBLE GLAZED WINDOWS and GAS fired CENTRAL HEATING, leading into a kitchen/dining room space with ample storage opening into a conservatory with the garden beyond. The first floor gives way to TWO DOUBLE BEDROOMS as well as a three piece FAMILY BATHROOM with shower head mounted over the bath.

#### SETTING THE SCENE

The property can be found on the right hand side of this popular close with a brick weave street leading gently up a slope towards the property which emerges to your left nestled behind a privacy giving tree with brick weave frontage providing an allocated parking space. The property is accessed through the

front door with a tiled and pitched awning above with handy brick external storage space next to the front door.

#### THE GRAND TOUR

As you enter, the stairs can be found directly ahead for the first floor with a carpeted entrance lobby creating the ideal space to slip off coats and shoes before heading into the sitting room found to your left. Here you will find a large living space with carpeted flooring underfoot and double glazed windows to the front also benefiting from an electric fireplace with timber mantle and hearth leading you into the kitchen/dining room. This room has all wood effect flooring below a range of wall and base mounted storage set around wood effect work surfaces, with to space for multiple appliances such as an oven and hob with plumbing for a dishwasher and space for a freestanding fridge/freezer. The adjacent side of the room leaves enough floor space for a breakfast bar or dining table whilst a surprisingly large storage cupboard leads directly under the stairs. To the very rear of the property a double glazed conservatory can be found currently serving as an additional storage room and utility space, whilst this room grants access directly into the rear garden, and offers plumbing for a washing machine. The first floor landing allows access into the two double bedrooms, both served by the three piece family bathroom featuring a shower mounted over the bath, part tiled surround with a glass screen, radiator and leaves enough room for additional storage solutions. The smaller of the bedrooms is found to your left at the



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front of the property currently housing a double bed, and benefitting from a built in storage cupboard next to the front facing double glazed window. The larger of the two bedrooms sits with a rear facing aspect and tall window overlooking the rear gardens with radiator below, and currently houses a double bed and additional storage furniture.

#### THE GREAT OUTDOORS

The rear garden is fully enclosed on all sides and to the rear with privacy giving timber fencing with borders dotted with mature hedges, shrubs and colourful flowering planting borders. A timber shed can be found towards the rear of the property with a predominantly laid to lawn space in between.

#### OUT & ABOUT

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the cul-de-sac, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

#### FIND US

Postcode : NR3 2DB

What3Words : ///reform.hint.magic

#### 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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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

663.7 ft<sup>2</sup>  
61.66 m<sup>2</sup>

Approximate total area<sup>(1)</sup>

HYBRID ESTATE AGENTS

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