

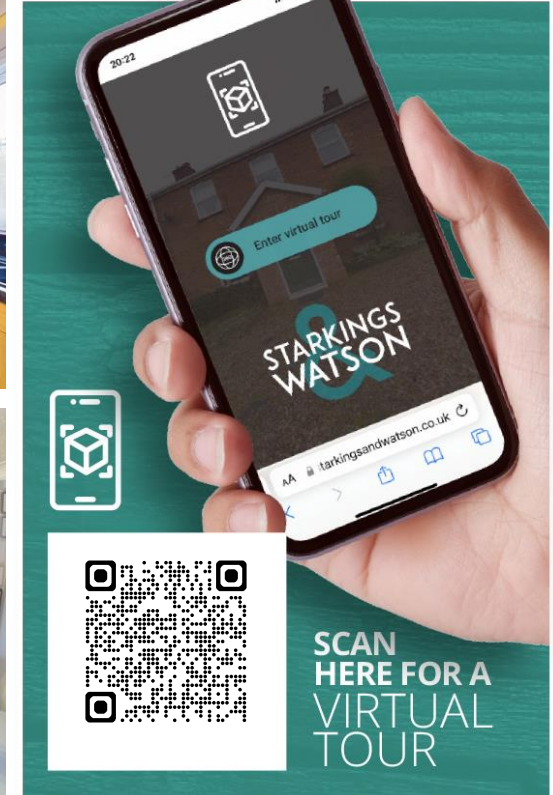
RANDLE GREEN

**Norwich NR5 8YL**

Freehold | Energy Efficiency Rating : C

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

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PROPERTY



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**STARKINGS  
&  
WATSON**

- Mid-Terraced Home
- Extended Living Accommodation
- Generous Kitchen
- 22' Sitting/Dining Room
- Garden Room Extension
- Three Bedrooms
- Shower Bathroom
- 2023 Installed Central Heating & Windows

#### IN SUMMARY

Benefiting from 2023 installed uPVC DOUBLE GLAZED WINDOWS and a GAS fired CENTRAL HEATING SYSTEM, this TERRACED HOME offers versatile living accommodation. A separate porch entrance and large central lobby lead to the living area, reaching some 1010 Sq. ft in total (stms) - including a generously sized 22' SITTING/DINING ROOM, leading directly into a GARDEN ROOM extension, ground floor W.C and sizeable KITCHEN. A first floor SHOWER ROOM has been recently fitted and is in great order, alongside the THREE BEDROOMS - all with BUILT-IN WARDROBES. The rear garden is offered in a well presented, low-maintenance condition, all fully enclosed creating the ideal sun trap.

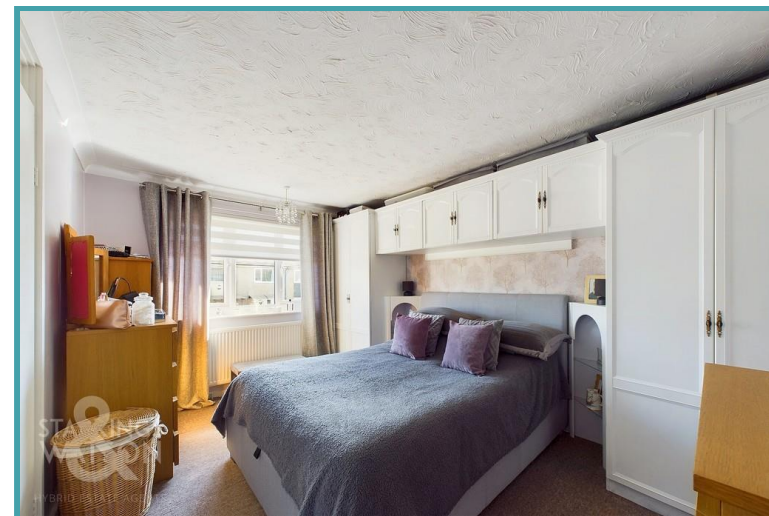
#### SETTING THE SCENE

The property sits just behind a low level timber fence with swinging gate entrance in front of an open communal with an attractive yet low maintenance frontage comprised of shingle bedding and 1 concrete path leading directly towards the porch entrance.

#### THE GRAND TOUR

Stepping inside you are first met with a handy addition to the property in the form of a porch extension ideal for

slipping off coats and shoes and offering an additional storage area whilst the main central lobby is generous in size and grants access to all living accommodation on the ground floor as well as stairs to the first floor and handy double built in cupboards. To your right initially is a two piece WC with small, frosted glass window into the porch with a fully tiled surround. Just beyond this is the entrance for the kitchen which offers an array of wall and base mounted storage set around squared edge work surfaces and vinyl flooring below. A large uPVC double glazed window sits towards the front of the property allowing natural light to fill the room whilst the worktops give way to space for appliances such as an oven and hob with extraction above with plumbing for a washing machine and tall space for a standalone fridge freezer. The rear of the home opens up to a generously sized sitting/dining room with newly fitted double glazed windows onto the rear garden. The space has all carpeted flooring underfoot and initially offers ample room for a large sitting room suite whilst further on there is space for a formal dining table with opening to the kitchen and sliding double glazed doors into the re-roofed sunroom. Currently used as a second sitting area, this space could be utilized in many different ways as a playroom or potential study. The first floor landing grants access to all three of the bedrooms as well as the well-appointed three piece shower room which features a walk in shower, fully tiled surround and ample vanity storage. The largest of the three bedroom sits towards the rear of the property with a multitude of built in storage and integrated double wardrobes, this room has all carpeted flooring laid underfoot with views into the rear garden out of the double glazed window with a radiator below. Sitting next door is the second largest bedroom with matching carpeted flooring underfoot and



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a rear facing aspect, this room too benefits from sizable built in double wardrobes. The smaller of the bedrooms is the only one occupying a front facing aspect. This room too has carpeted flooring with a double glazed window facing over the green towards the front of the property with a radiator below and two benefiting from built in storage.

#### THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance state by the current owners, initially with a patio seating area near the property leading through some raised beds with mature trees into a predominantly shingle space with multiple planting beds, a wooden pergola situated in the perfect position to capitalize on the setting sun, and two large timber sheds for external storage.

#### 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 8YL

What3Words : ///ears.intent.fills

#### 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.

Reduced headroom  
----- Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1010.73 ft<sup>2</sup>  
93.9 m<sup>2</sup>  
Reduced headroom  
48.44 ft<sup>2</sup>  
0.42 m<sup>2</sup>

HYBRID ESTATE AGENTS



**Floor 1**



**Ground Floor**

