

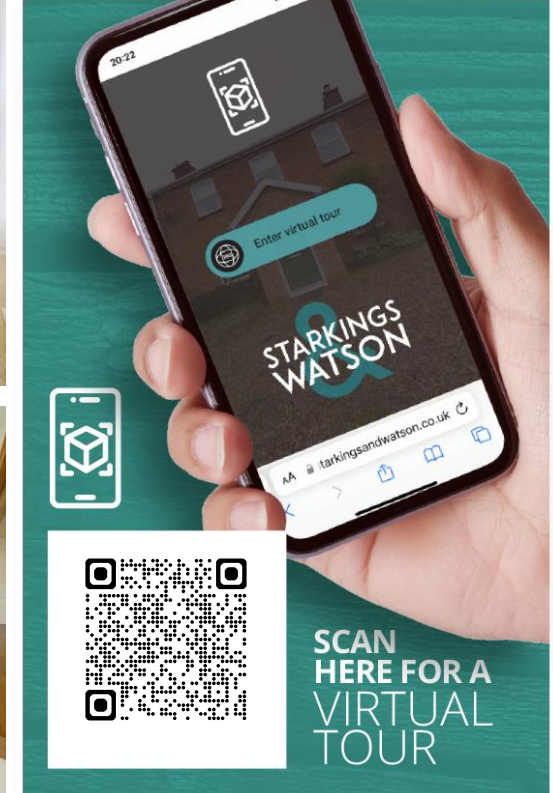
CHURCH VIEW CLOSE

Sprowston, Norwich NR7 8QA

Freehold | Energy Efficiency Rating : TBC

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**STARKINGS
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- No-Chain!
- Semi-Detached Chalet Home
- Generous Sitting/Dining Room
- Modern Wet Room
- Kitchen Leading to Conservatory
- Three Bedrooms
- Private & Enclosed Rear Garden
- Off Road Parking & Garage Both Updated

IN SUMMARY

NO CHAIN. A well-proportioned SEMI-DETACHED CHALET style home set within a QUIET close, with all amenities just a short walk away. With a living space measuring some 813 Sq. ft (stms) this property benefits from a DETACHED GARAGE with updated uPVC double glazed windows and electric roller doors to the front - leading from the DRIVEWAY with parking for multiple vehicles. Internally, the GENEROUS SITTING measures 18' in length with a large floor space and double front facing aspect. Beyond, a fitted kitchen can be found leading into the CONSERVATORY overlooking the rear garden with the addition of a MODERN WET ROOM fitted on the ground floor. Upstairs, THREE BEDROOMS can be found with a BUILT-IN STORAGE solutions, all warmed by a 2021 installed GAS COMBINATION BOILER. The rear garden is FULLY ENCLOSED and PRIVATE, predominantly laid to lawn with a concrete patio seating area.

SETTING THE SCENE

The property can be found to the right of this quiet

and popular close with a brick weave driveway leading beyond a shingle garden frontage with mature planted shrubs leading towards the front door and timber gated access into the garden and garage beyond.

THE GRAND TOUR

Stepping inside, you are first met with a carpeted hallway with wall mounted radiator granting access to all living accommodation on the ground floor as well as stairs for the first floor. Next to the stairs is a newly fitted modern wet room with mostly tiled surround, walk in shower space and wall mounted heated towel rail. The front of the property is occupied by the brilliantly spacious 18' sitting room with a double front facing aspect of uPVC, double glazed windows with radiator below plus a stone feature fireplace along with a wide range of floor space suitable for a choice of layouts of soft furnishings with potential to host a dining table as well. Through from here you will find the fully fitted kitchen with all tiled flooring underfoot and mostly tile surround currently housing a mixture of wall and base mounted storage units set around wooden effect work surfaces with space for appliances such as an electric oven and hob with extraction above sitting next to the plumbing for a washing machine or dishwasher. Within the kitchen a sizable storage cupboard can be found reaching underneath the stairs ideal for further storage solutions. Just beyond the kitchen is a fully tiled conservatory area with views into the rear garden with easy access through French doors. This space has plumbing currently within it suitable for the



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washing machine making this a versatile space for both utilities and comfort. The first floor landing grants access to all three bedrooms within the first floor with the smaller initially coming to your left. With all carpeted flooring underfoot and views into the rear garden, this space benefits from wall to wall built in wardrobes. The second bedroom is located at the front of the property again with carpeted flooring by front facing uPVC double glazed front aspect with access to eave storage and wall mounted radiator. The larger of the bedrooms is found at the end of the hallway to the right with part vaulted ceiling and large uPVC double glazed window to the front. This room also benefits from a built in storage cupboard along with all carpeted flooring across its large floor space.

THE GREAT OUTDOORS

Externally the rear garden is fully enclosed with timber fencing while a concrete patio seating area leads you towards the lawn garden space with raised planting beds currently housing colourful flowers. Access to the garage can be found through the electric roller door to the front or the newly fitted personal door to the side.

OUT & ABOUT

You will find Sprowston to the north of the Cathedral City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

FIND US

Postcode : NR7 8QA

What3Words : ///cattle.exams.host

VIRTUAL TOUR

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

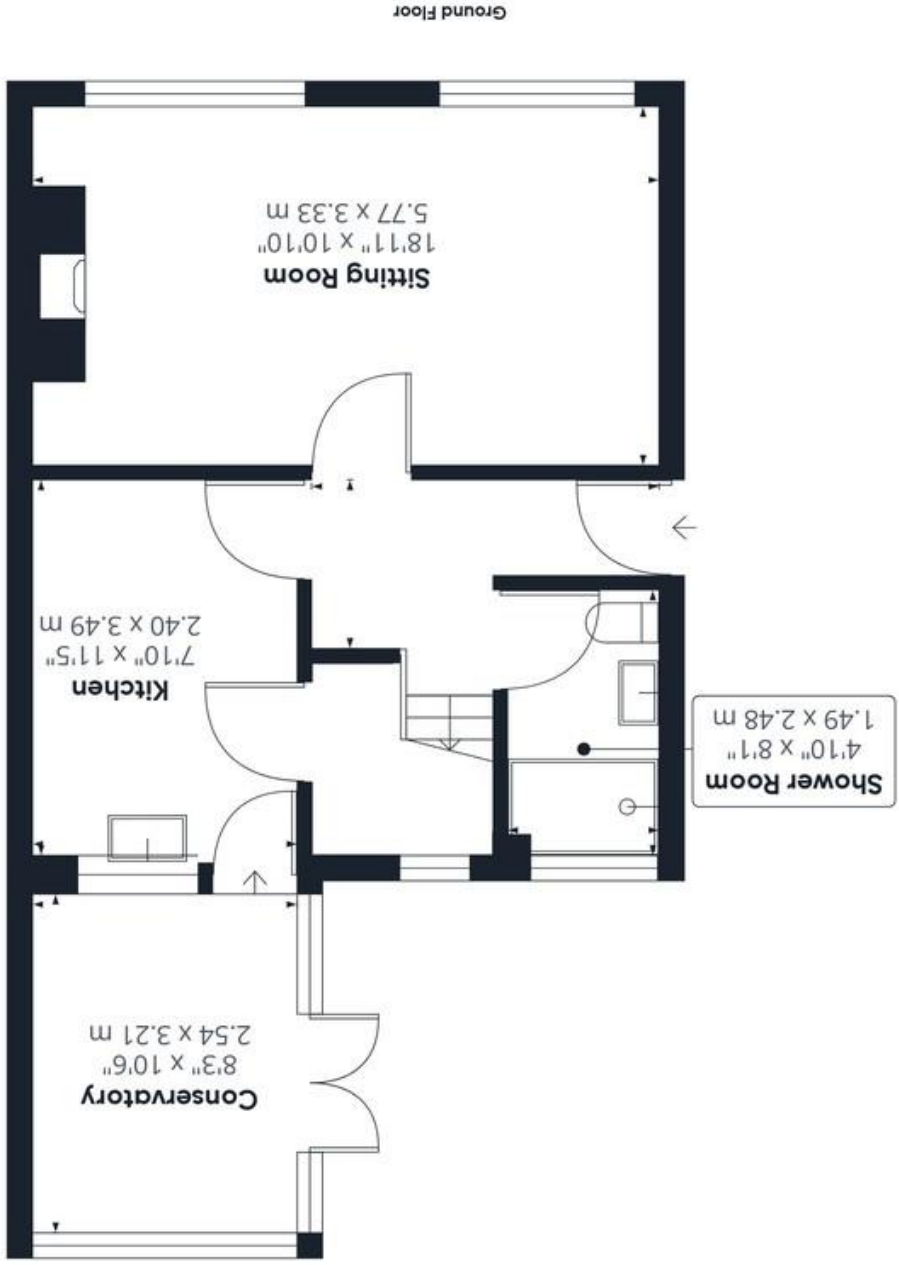
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Price:



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GIRAFFE 360
 standard.
 Calculations are based on RICS IPMS 3C
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 ensure accuracy, all measurements are
 approximate, not to scale. This floor

Reduced headroom
 Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area¹⁸
 813.86 ft²
 75.61 m²
 Reduced headroom
 10.43 ft²
 0.97 m²