



Richmond Road, Norwich - NR5 0PG

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HYBRID ESTATE AGENTS



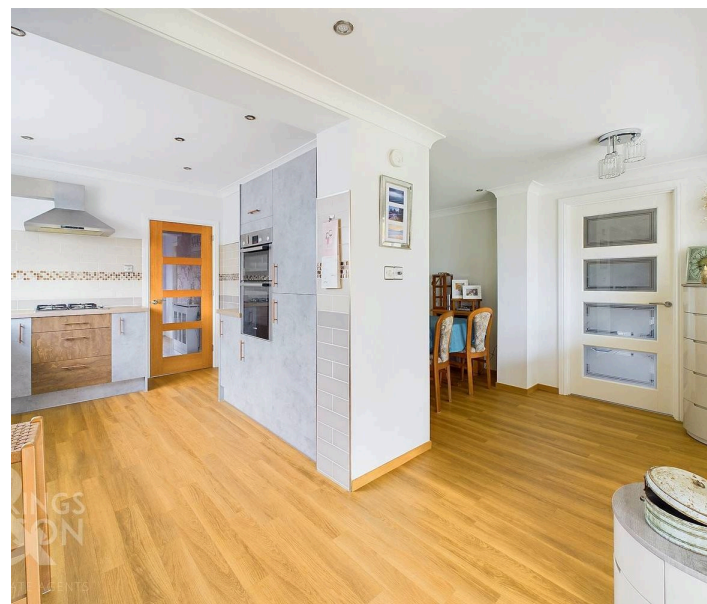
Richmond Road

Norwich

This well appointed SEMI-DETACHED FAMILY home has undergone many attractive improvements and benefits - from quality fixtures and fittings including a 2024 UPDATED KITCHEN, front and rear EXTENSIONS and underfloor heating in the ground floor SHOWER ROOM. The rest of the home features a 17' SITTING ROOM featuring a WOOD BURNER, OPEN PLAN kitchen/DINING ROOM with INTEGRATED APPLIANCES leading to a uPVC conservatory used as a second sitting room. The UTILITY ROOM leads into a study, with THREE DOUBLE BEDROOMS on the first floor. The property sits on a plot measuring 0.18 ACRES (stms) all fully enclosed by a five bar timber gate reaching back through the lovingly well-maintained rear garden. The OVERSIZED GARAGE/WORKSHOP is ideal for conversion to a separate living space (stp) or ideal for someone running a business from home with additional WOOD STORE and SHED beyond.

Council Tax band: B

Tenure: Freehold



- Semi-Detached House
- Large Workshop/Potential Annexe (stp)
- 17' Sitting Room with Wood Burner
- Open Plan Kitchen/Dining Room
- Utility Room Into Study
- Three Double Bedrooms
- Extensive Private Garden with Gated Access
- Potential to Extend (stp)

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.

SETTING THE SCENE

Set back from the street and accessed via private swinging timber gates allowing for privacy and security the driveway reaches towards the rear via a brick weave driveway beyond the side of the property towards a five bar gate with additional concrete pad to the left. Raised planting beds house colourful shrubs and flowers create an attractive approach whilst a wooden pergola sits above the front door.



THE GRAND TOUR

Stepping inside, you are first met with the central hallway granting access to all living accommodation on the ground floor as well as handy under stair storage cupboard and stairs for the first floor. Through one of the many oak internal doors you can find the ground floor shower room immediately to your right, all fully tiled and modernized in a wet room style with wall mounted shower head and wall mounted heated towel rail and all underfloor heating. Sitting adjacent from this room is the brilliantly spacious sitting room with all carpeted flooring laid underfoot and large uPVC double glazed window to the front of the property. This room also benefits from a wood-burner set within the feature fireplace creating a cozy feel whilst also leaving the ability to be opened to the rear of the property if an open plan living style is more to your taste. Stepping beyond the stairs you will find yourself within the kitchen area, wonderfully open and flowing into the dining room but initially offering a range of wall and base mounted storage units set around wooden effect work surfaces which give way to many built in appliances including a dishwasher, four ring gas hob, dual eye level ovens and fridge freezer. Stepping through you will find additional floor to ceiling storage to your right whilst to your left the property opens and continues round to a formal dining area suitable for a dining table or potential for a study backing on to the sitting room. Beyond this space is the utility area with access door into the rear garden housing additional storage space plus plumbing for a washing machine and tumble dryer with a handy additional study space complete with wall mounted radiator. The very rear of the property currently houses a second sitting room in the form of a sun room complete with all water wall uPVC double glazed windows overlooking the rear garden with wooden effect flooring running through from the kitchen and wall mounted radiator. The largest of the bedrooms can be found towards the rear of the property with all carpeted flooring laid underfoot and built in wardrobes with sliding doors.

This room is generous in size with a large uPVC double glazed window and radiator below. The second of the double bedrooms can be found sitting next door again with built in storage wardrobes and views over the rear garden. The smaller of the bedrooms is found towards the rear front of the property with views through the double glazed windows, this room is suitable for a double bed however could make a larger single bedroom or potential nursery if desired.

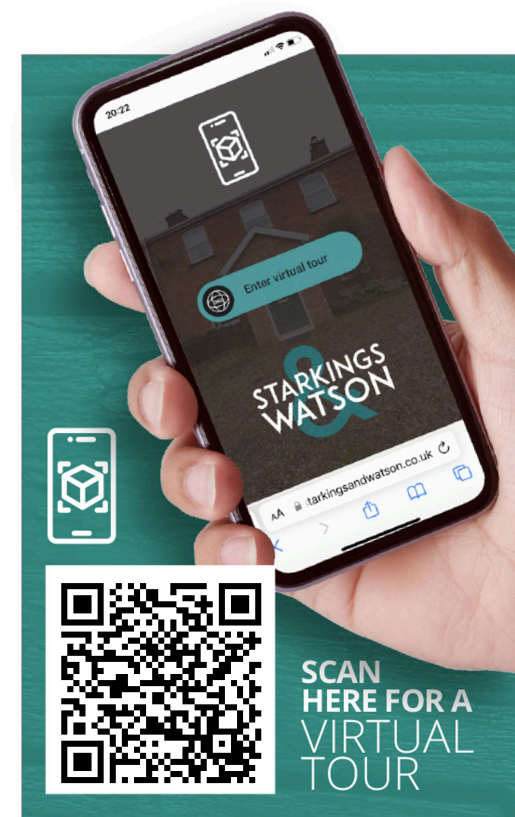
FIND US

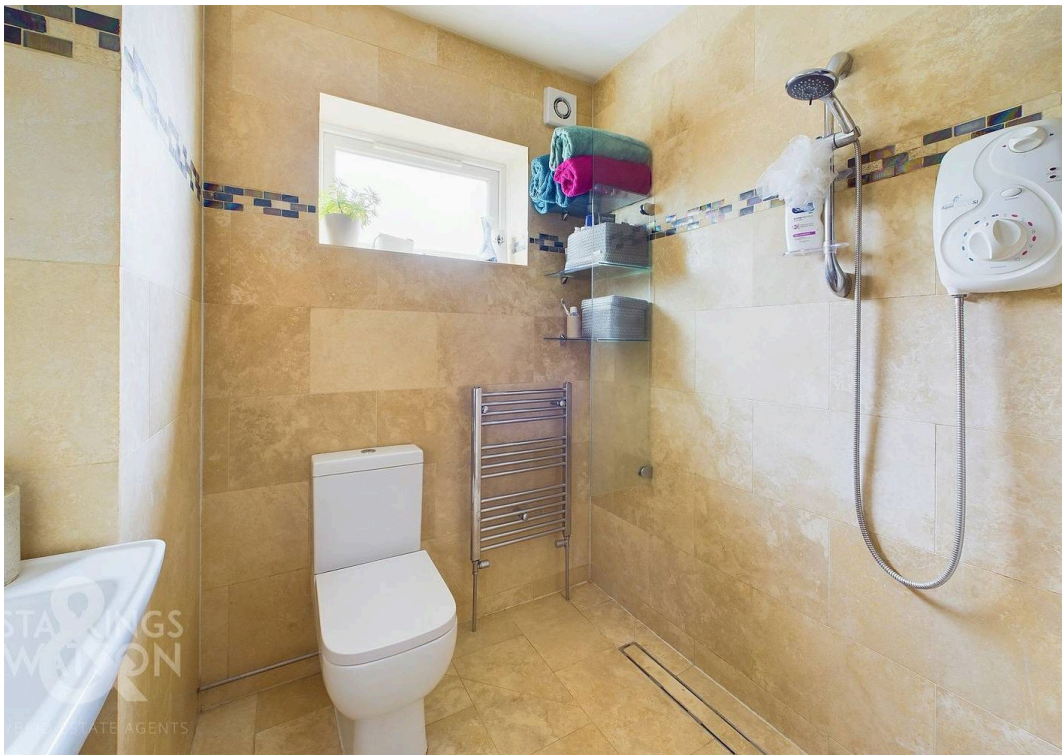
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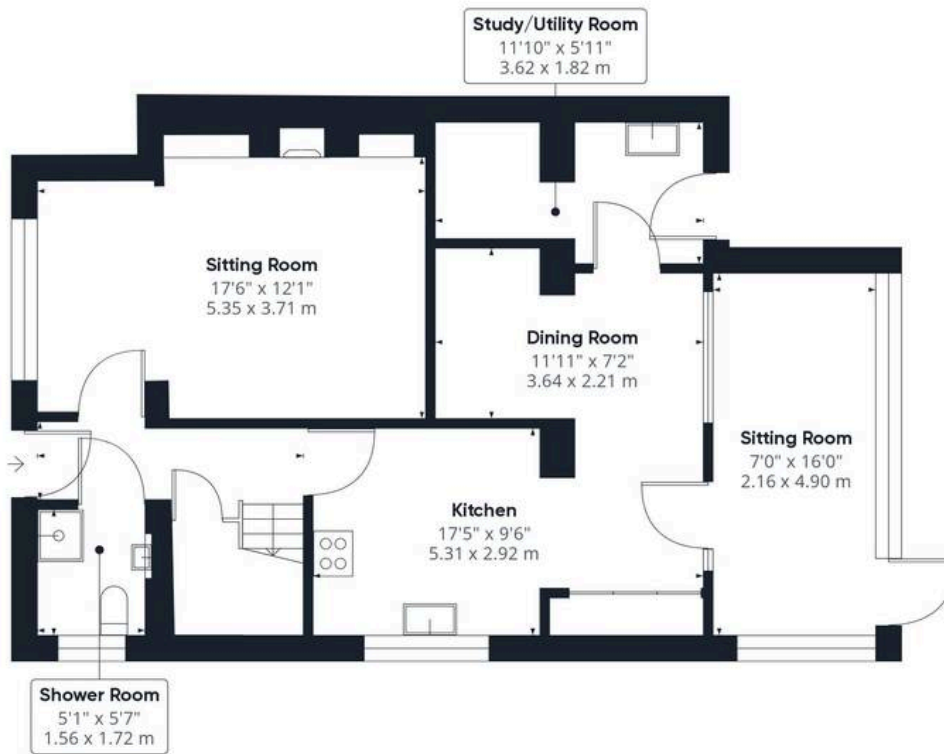
VIRTUAL TOUR

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

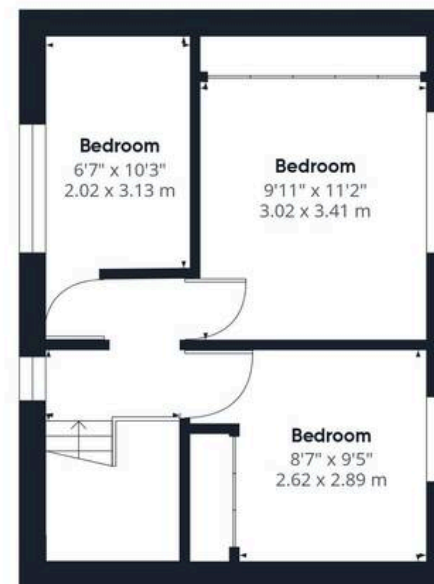








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1627.52 ft²
151.2 m²

Reduced headroom

39.07 ft²
0.34 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE 360



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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.