



St. Margarets Drive, Norwich - NR7 8DA

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HYBRID ESTATE AGENTS



St. Margarets Drive

Norwich, Norwich

Presented in fantastic condition throughout, this SEMI-DETACHED HOUSE is tucked away at the end of a quiet CUL-DE-SAC with ample OFF ROAD PARKING leading towards a detached BRICK GARAGE. As you step through the PORCH ENTRANCE the property opens up to offer a WELL-LIT 15' SITTING ROOM leading into an open KITCHEN/DINING ROOM with INTEGRATED APPLIANCES. The first floor landing gives way to all THREE BEDROOMS within this versatile home as well as the FOUR PIECE FAMILY BATHROOM suite. The garden has been lovingly LANDSCAPED with functionality and inclusiveness in mind with a raised wooden deck/terrace all fully covered leading down to a lawn and patio garden, ideal for hosting family and friends or simply to relax in privacy.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi-Detached House
- Fantastic Decorative Order Throughout
- Generous 15' Sitting Room
- Kitchen/Dining Room Leading To Garden Terrace
- Three Bedrooms
- Four Piece Family Bathroom
- Private & Enclosed Rear Garden
- Off Road Parking & Driveway



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.

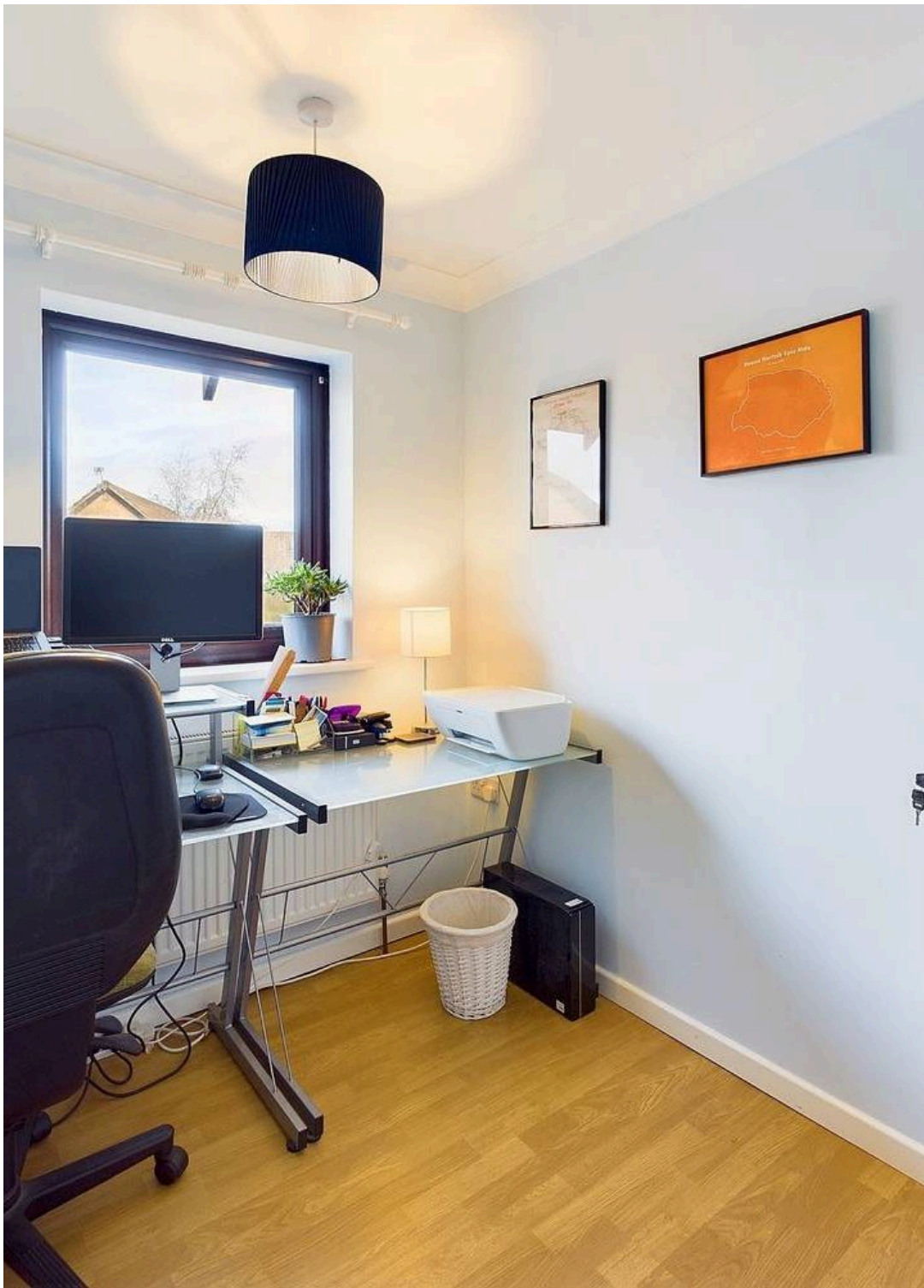
SETTING THE SCENE

The property is located at the end of a very quiet and popular cul-de-sac with a large shingle driveway allowing for parking of multiple vehicles and a small grass frontage. Access to the property is found through the front door with separate access towards the garage into the rear garden through a timber swinging gate .

THE GRAND TOUR

As you step indoors you are first met with a porch entrance, the ideal space for slipping off coats and shoes before heading into the property. Turning to your right, this welcoming home opens into an incredibly well lit and conventionally sized sitting room with large carpeted floor space allowing for a choice in potential layouts of soft furnishings with uPVC double glazed window to the front of the home featuring a wall mounted radiator below. Stepping beyond the stairs for the first floor you will find yourself within the kitchen/dining room currently housing an array of wall and base mounted storage units set around rolled edge work surfaces that give way to integrated cooking appliances including a four ring gas hob with electric oven and extraction above. The tiled floor space initially offers you room for a formal dining table whilst a door takes you directly onto the rear garden terrace.





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The first floor landing grants access to all three bedrooms on the first floor as well as the four piece family bathroom suite with a predominantly tiled surround featuring a wall mounted radiator, corner shower unit and frosted glass window into the rear garden. The larger of the three bedrooms comes towards the front of the home, all neatly decorated with carpeted flooring allowing space for a double bed and featuring built in wardrobes. The second bedroom is sat towards the rear of the home overlooking the rear gardens with all wooden effect flooring underfoot and a radiator below the double glazed window which again features built in wardrobes. The smaller of the three bedrooms is currently used as a home office occupying a front facing aspect, this room also has wooden effect flooring underfoot and could make a potential single bedroom or nursery if so desired.

FIND US

Postcode : NR7 8DA

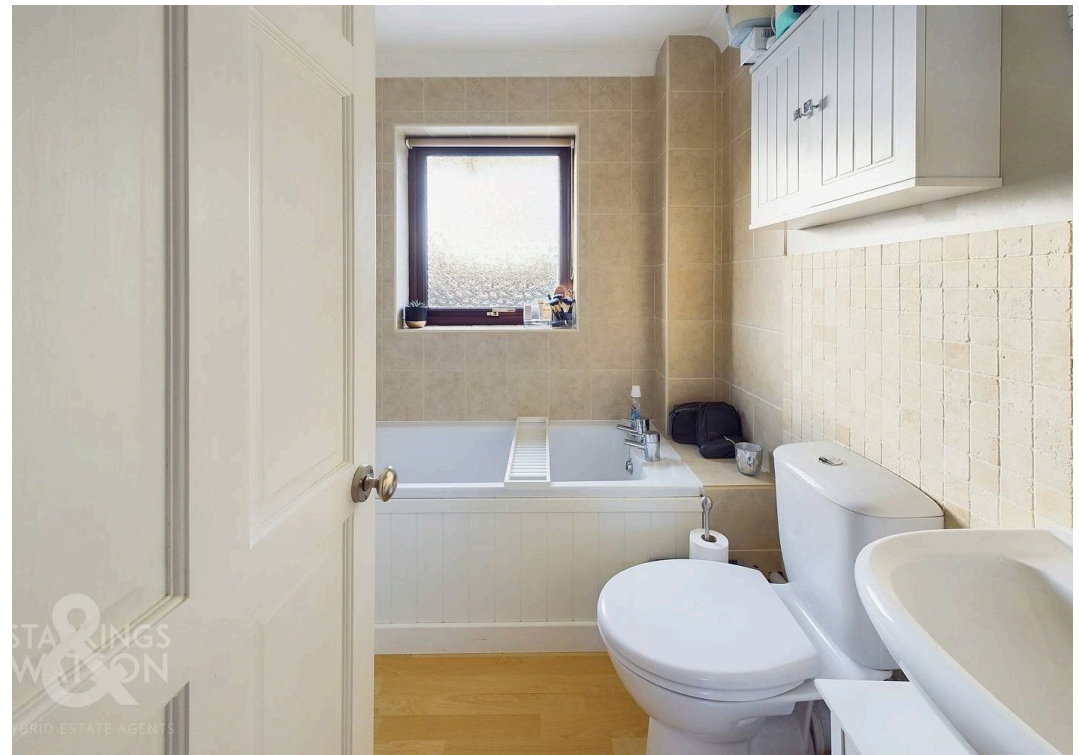
What3Words : ///neon.jazz.hurray

VIRTUAL TOUR

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

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THE GREAT OUTDOORS

Initially as you exit from the kitchen you are met with a beautifully finished garden terrace with wooden decked flooring and covered pergola above. This versatile seating area creates the ideal space for alfresco dining or for entertaining family and friends in the warmer summer months with access through a swinging timber gate onto the driveway whilst steps lead you towards the rest of the garden which is partly covered with a grass lawn and partly covered with flagstone patio for additional seating with colourful planting borders.



20:22

Enter virtual tour

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SCAN HERE FOR A VIRTUAL TOUR



Ground Floor



Floor 1

Approximate total area⁽¹⁾

704.27 ft²
65.43 m²

Balconies and terraces

180.51 ft²
16.77 m²

Reduced headroom

15.15 ft²
1.41 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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