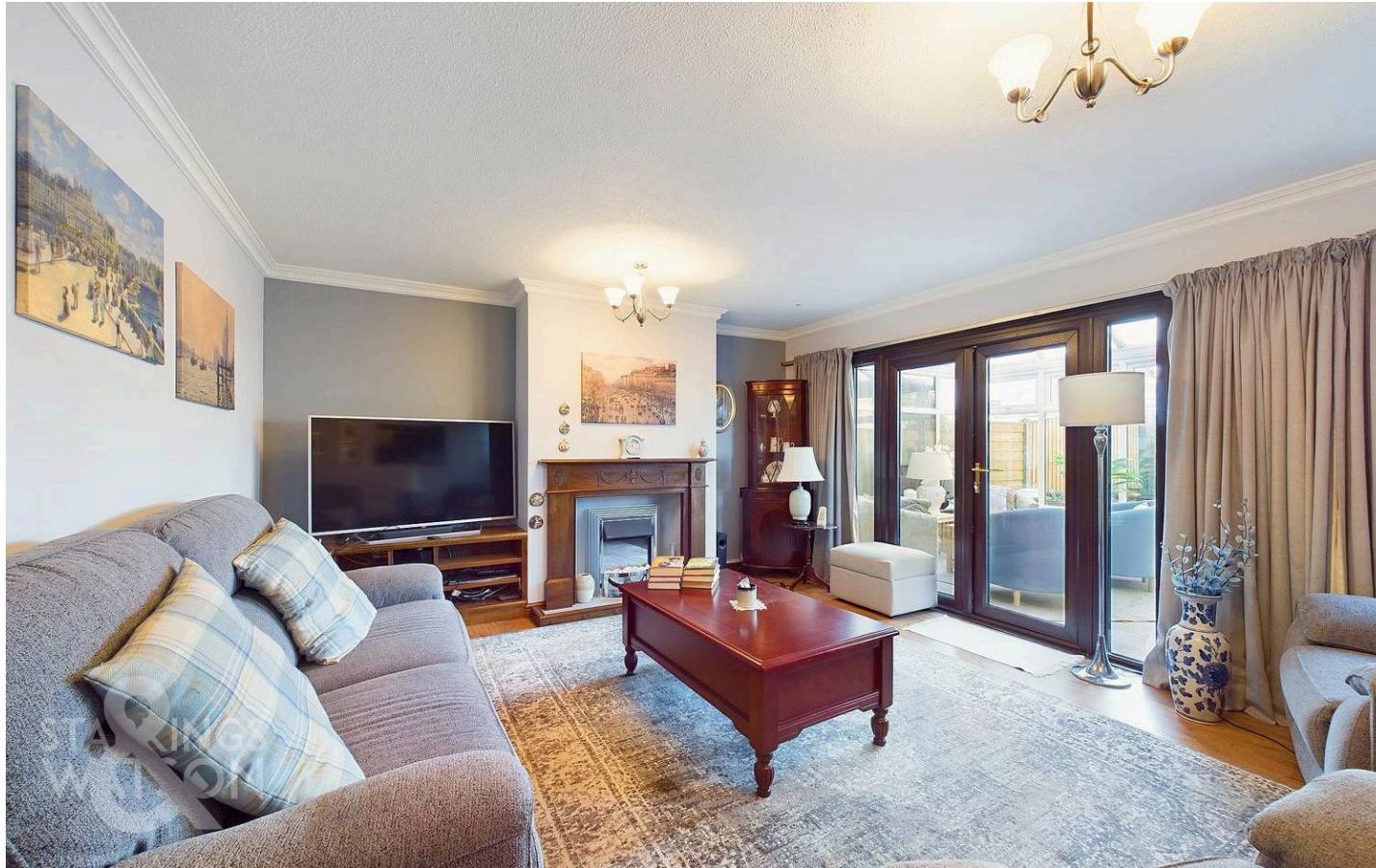




Penn Grove, Norwich - NR3 3JZ

STARKINGS  
&  
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HYBRID ESTATE AGENTS



## Penn Grove

Norwich, Norfolk

NO CHAIN. Making the ideal FIRST TIME BUY or INVESTMENT, this MID-TERRACED house is pleasantly situated a short walk from all local amenities and public transport links with an internal floor space reaching a little over 936 Sq. Ft (stms). The ground floor offers a brilliantly converted ground floor shower room and separate W.C, with a KITCHEN/BREAKFAST ROOM including INTEGRATED APPLIANCES, leading through to a SITTING ROOM and CONSERVATORY overlooking the rear garden. The first floor gives way to THREE BEDROOMS all with BUILT-IN STORAGE and having use of a second SHOWER ROOM with modern fittings and a skylight in the ceiling to pull natural light into the room. Externally, the rear garden is offered in a low-maintenance state all fully enclosed with a generous space suited to families also.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain
- Mid-Terrace House
- Generous Sitting Room Into Conservatory
- Three Bedrooms
- Two Shower Rooms & WC
- Private Rear Garden
- Ideal First Time Buy or Investment
- Kitchen with Integrated Appliances

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 excellent local bus routes 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.

#### IN SUMMARY

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#### SETTING THE SCENE

The property is tucked back behind a bank with off on street parking where a low level brick wall separates the public walkway from the home and mature shrubs line the walkway towards the front door.

#### THE GRAND TOUR

Once inside and turning immediately to your right you will find yourself in the ground floor shower room added by the previous owner with fitted shower cubicle, ample storage and wall mounted towel rail. Slightly further down the hallway in the opposite direction you will pass a ground floor WC again with additional storage solutions before finding yourself within the kitchen which offers a range of wall and base mounted storage units, breakfast bar seating and opening to an additional pantry style storage area. Within the kitchen, integrated appliances can be found including a dual eye level ovens and ceramic hob with extraction above. The rear of the property opens to offer a well lit space initially formed off the sitting room with large wood effect flooring offering ample room for soft furnishings with an electric fire on the chimney breast. Through uPVC French double glazed doors you will find yourself within a double glazed conservatory with views directly into the rear garden.

The first floor landing grants access to all three bedrooms within the property as well as the three piece shower room complete with modern fittings and additional vanity storage and wall mounted towel rail and a skylight above the shower to allow natural light to enter the room. The smaller of the rooms can be found initially as you head up the stairs to your

left. This room has been fitted out to accommodate a home office however would make the ideal single bedroom or nursery with built in storage wardrobe while sitting next door is a room slightly larger in space again with built in wardrobes, carpeted flooring and views into the rear garden. The larger of the three bedrooms comes to the very front of the home with floor to ceiling built in storage set upon wood effect flooring giving way to space for a large double bed with dual front facing double glazed windows.

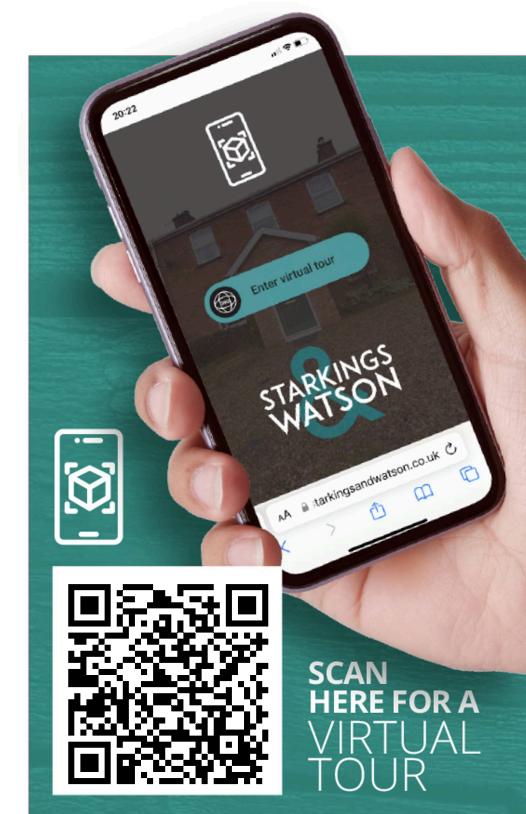
#### FIND US

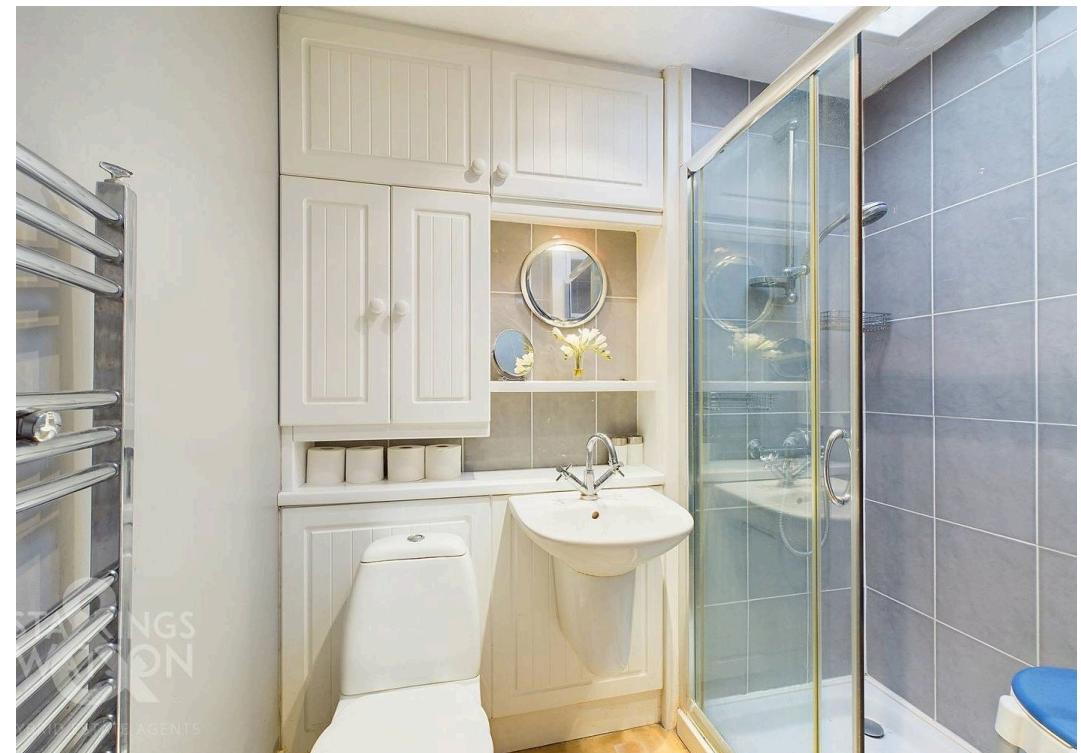
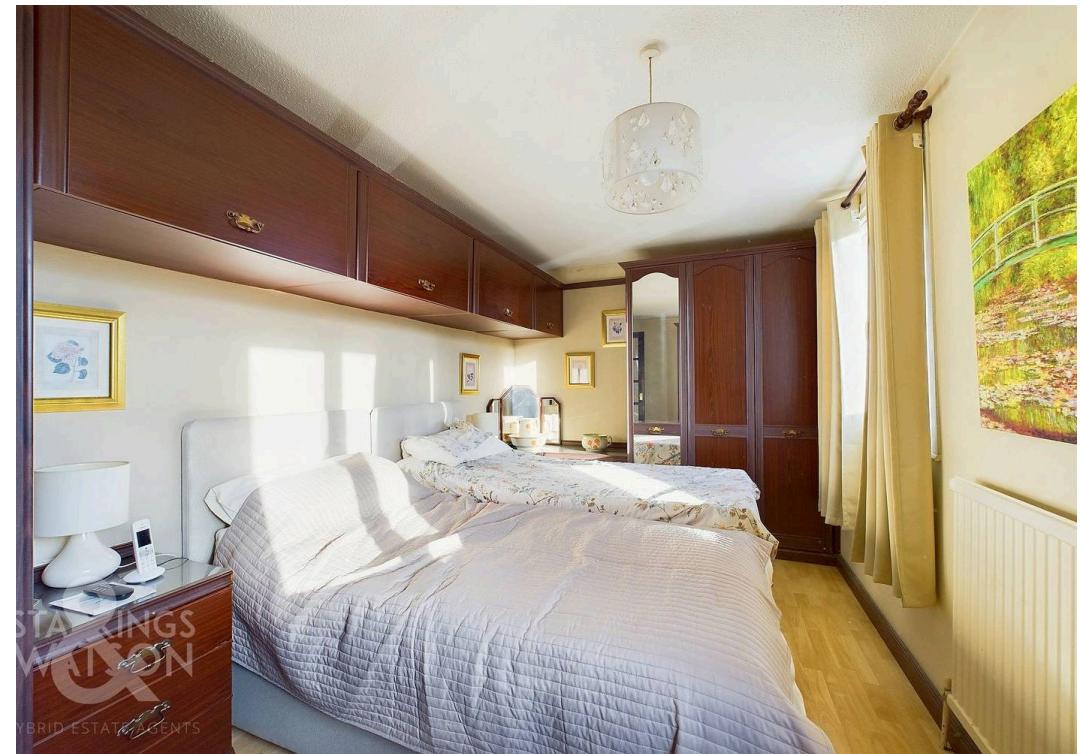
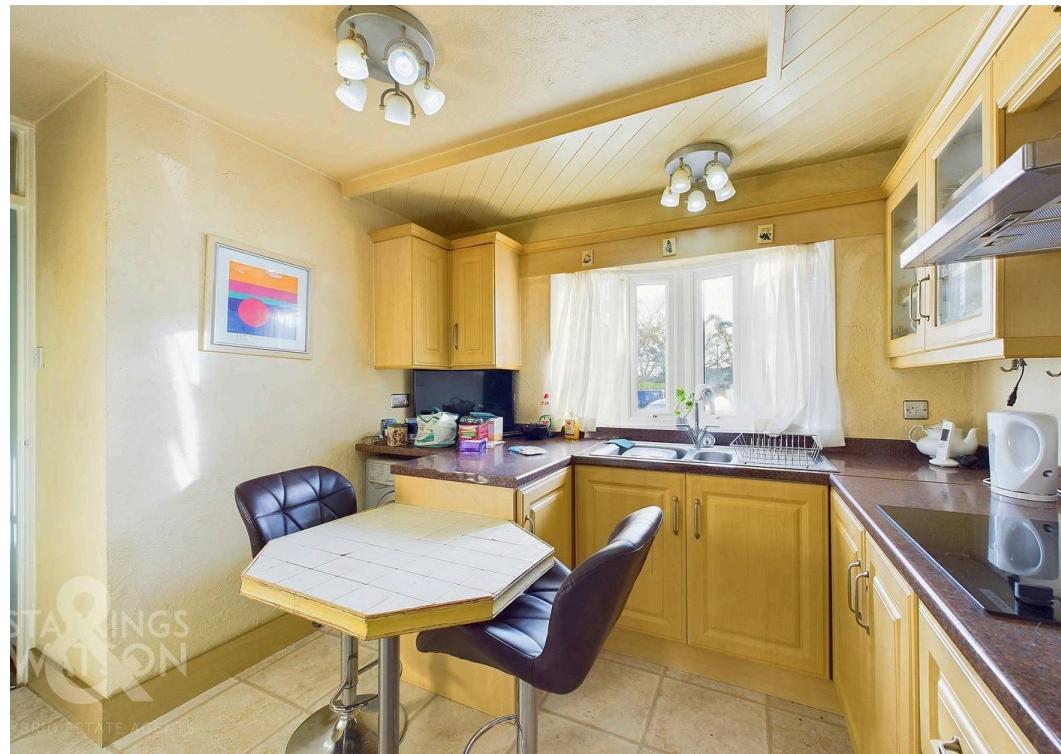
Postcode : NR3 3JZ

What3Words : ///hidden.sound.eating

#### VIRTUAL TOUR

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

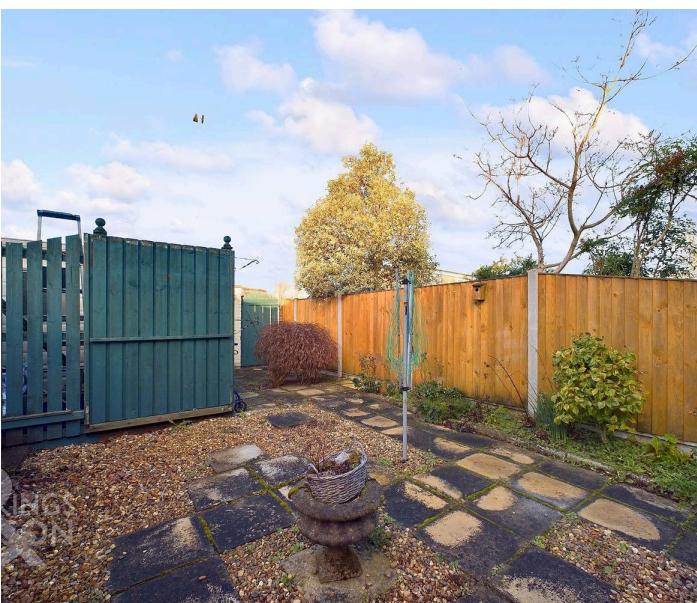


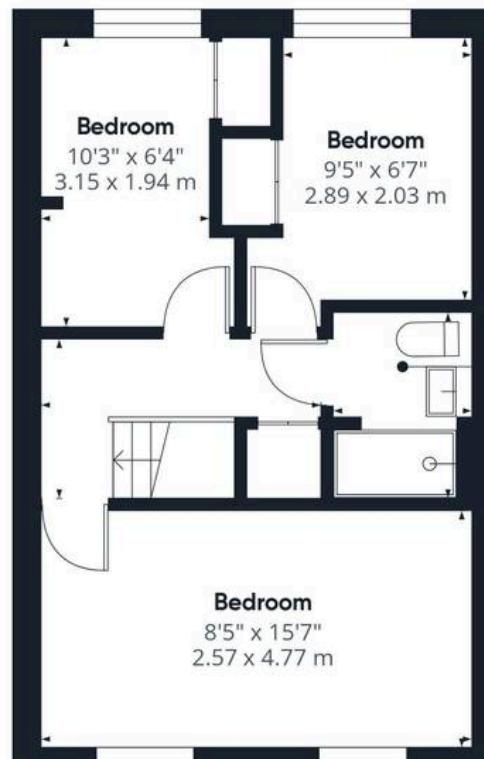




## THE GREAT OUTDOORS

The rear garden is offered in a low maintenance state, fully enclosed with timber fencing to the sides and rear with colourful planting borders to the side and a shingle footpath. Beyond the initial flagstone patio area is a secondary patio area currently housing external storage shed and mature shrubbery.





Floor 1

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

936.7 ft<sup>2</sup>  
87.02 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

GIRAFFE360



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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 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.