



Boundary Road, Norwich

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HYBRID ESTATE AGENTS



Boundary Road

Norwich, Norwich

Occupying a sizeable plot and being situated in a fantastic position for accessibility to all local amenities, main arterial roads in and around Norfolk's main city Norwich and easy access to Norwich Airport is a well proportioned DETACHED CHALET style home. The garden space is FULLY ENCLOSED with ability for AMPLE OFF ROAD PARKING leading towards a DETACHED BRICK GARAGE with inspection pit. The floor space reaches a little over 1124 Sq. Ft (stms) offering a 17' DUAL ASPECT sitting room and separate DINING ROOM opening seamlessly into the KITCHEN with INTEGRATED APPLIANCES. The wider than average hallway is ideal for those with mobility issues or with walking aids and sat at the very end of this hallway is a FOUR PIECE FAMILY BATHROOM SUITE. Courtesy of a historic loft conversion, this property now offers THREE DOUBLE BEDROOMS with the third being a dual aspect space on the first floor with vaulted ceilings and Velux window.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Chalet Style Home
- 17' Dual Aspect Sitting Room
- Dining Room Opening Into Kitchen
- Kitchen With Integrated Appliances
- Three Double Bedrooms
- Four Piece Family Bathroom
- Generous Fully Enclosed Garden
- Ample Off Road Parking Space & Garage



The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

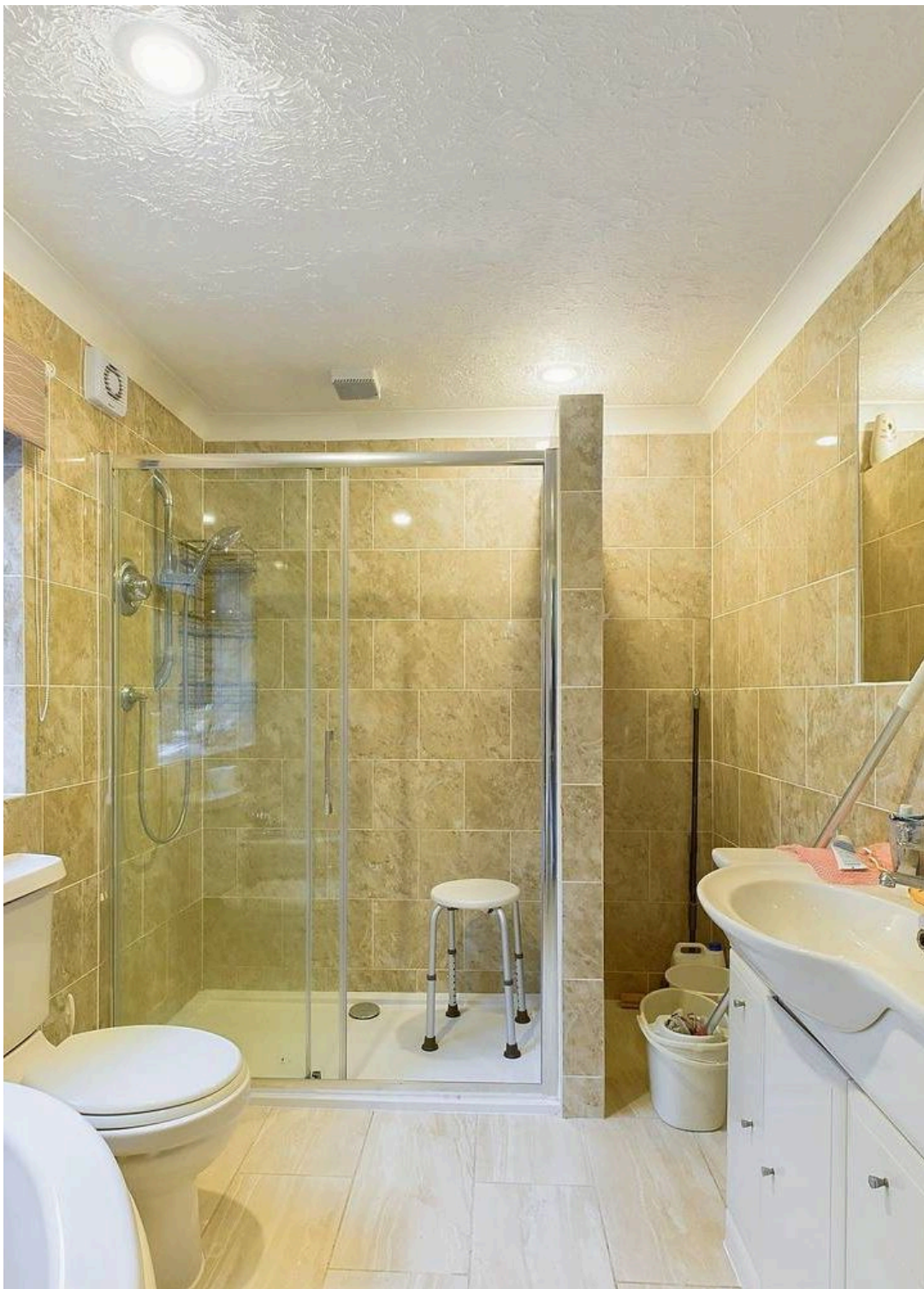
SETTING THE SCENE

The property is tucked back from this popular street by timber fencing with mature shrubs and hedges creating privacy with a timber access gate leading you directly towards the front door. A double swinging gate can be found positioned further down the fence line allowing vehicular access also.

THE GRAND TOUR

Stepping inside you are first met with a wider than average hallway suitable for access with for those with mobility issues where all living space on the ground floor can be accessed as well as stairs for the first floor. Immediately to your left is the first of the two double bedrooms on the ground floor. This room offers a box bay double glazed window to the front with radiator below and wall to wall fitted wardrobes across the wooden effect flooring. The second double bedroom is situated just behind similar in size with uPVC double glazed windows into the rear garden. This similarly sized double room also has the same wooden effect flooring underfoot.





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Adjacent to the second bedroom is the access to the main living space where the front of the property is occupied by the dual aspect sitting room again with a generously sized floor space suitable for a choice of soft furnishings with views to the front and side of the property. Turning to your left will initially take you into the separate dining room space which opens up flawlessly into the kitchen courtesy of a historic extension to create an open plan feel where the kitchen switches from wooden effect flooring to tiled flooring. Within the kitchen a range of wall and base mounted storage units can be found that currently house integrated appliances including a tall fridge/freezer, oven and hob with extraction above whilst leaving room and plumbing for other appliances. At the very end of the hallway is a four piece family bathroom suite complete with fully tiled flooring and surround featuring a large corner bath and walk in shower with vanity storage and tall modern radiator. The first floor is occupied by a large double bedroom with all pitched ceilings giving way to a large uPVC double glazed window and separate Velux window allowing the room to be flooded with natural light and leaving ample floor space for a choice of soft furnishings and additional storage solutions.

FIND US Postcode : NR6 5HZ

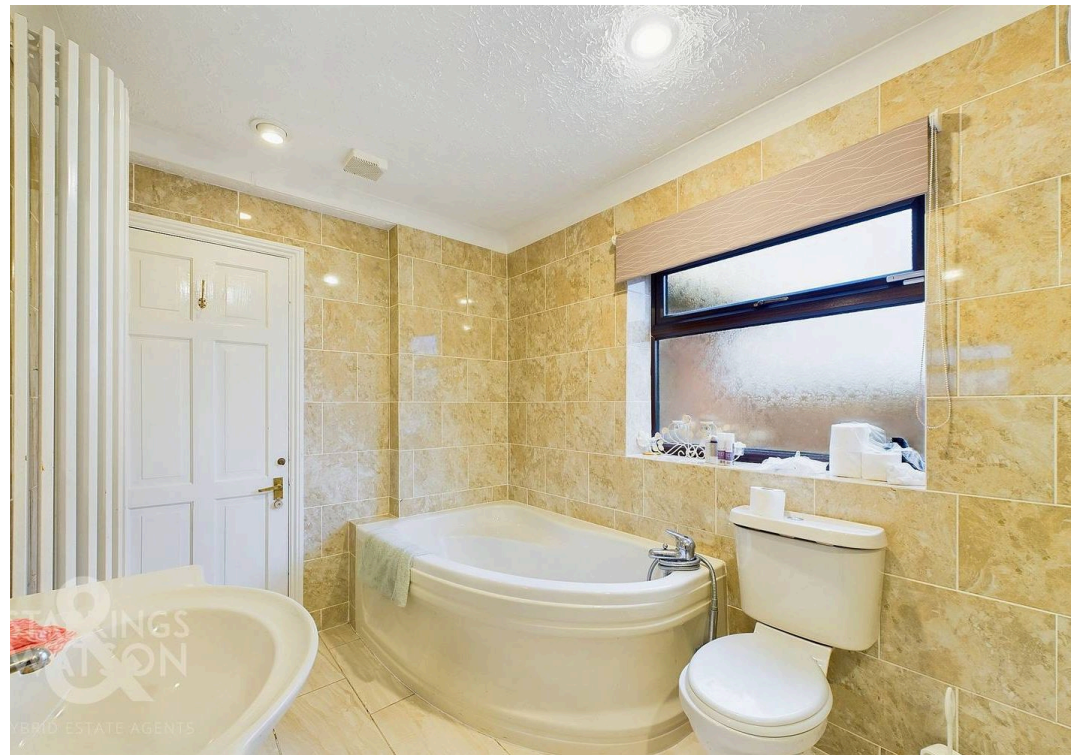
What3Words : ///brave.rots.fear

VIRTUAL TOUR

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

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THE GREAT OUTDOORS

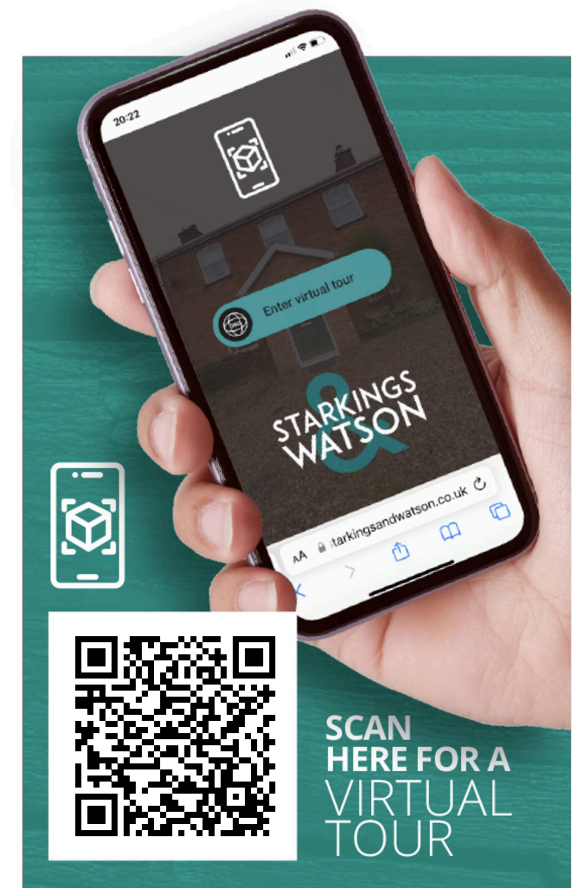
Exiting via the door off from the kitchen you will find yourself within the garden which is predominantly laid to lawn whilst being fully enclosed by timber fencing on all sides. There are large double swinging access gates leading directly towards the detached brick garage allowing for ample off road parking. Next to the garage is a flagstone patio seating area with bespoke wooden built summer house ideal as an external entertainment area or a potential external work office.

Garage

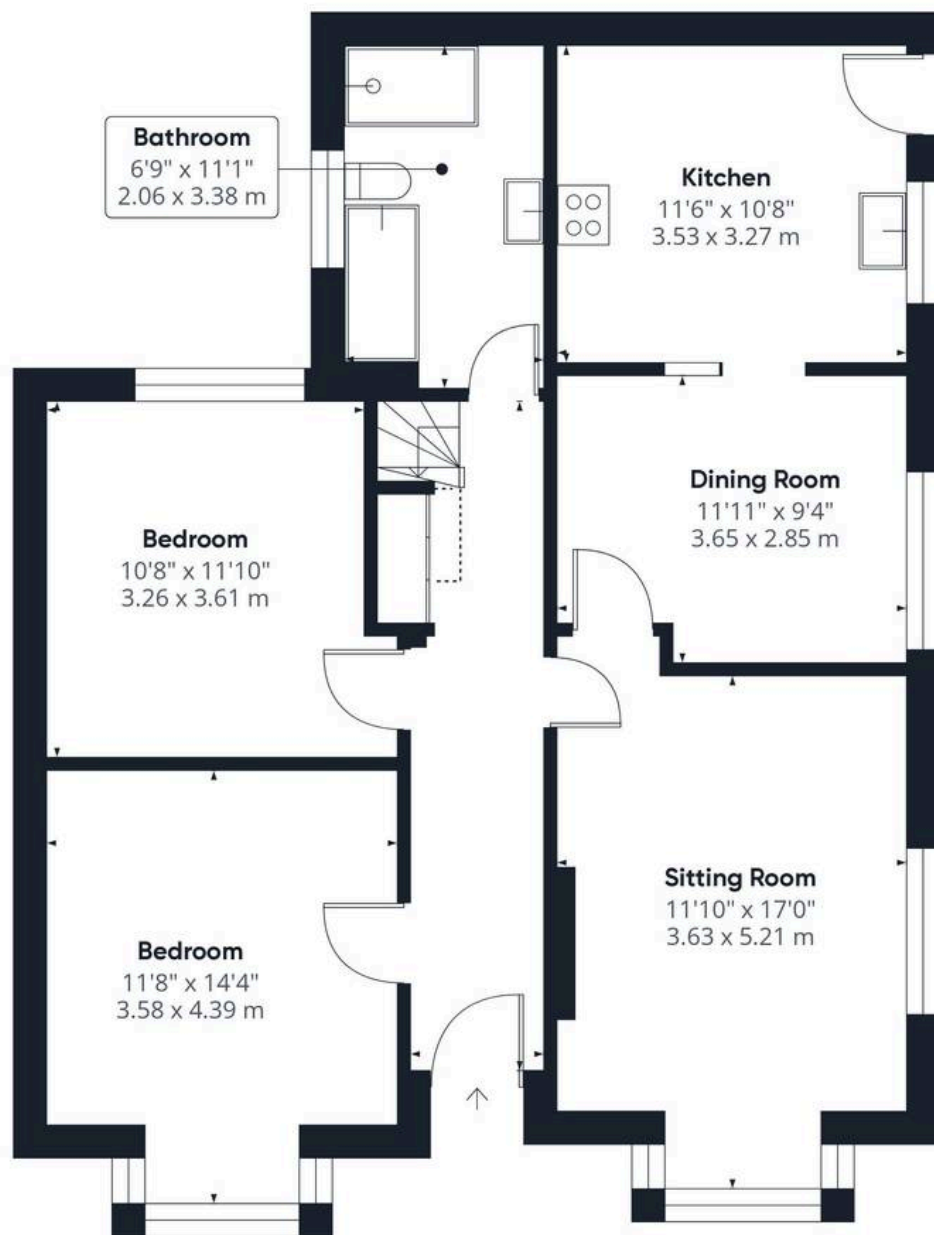
Single Garage

Off street

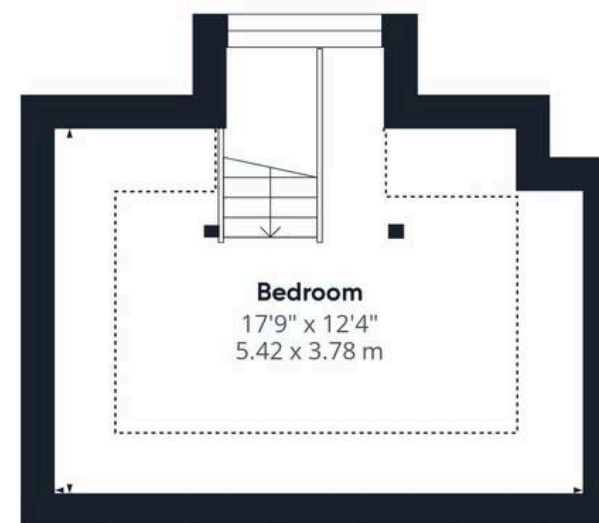
4 Parking Spaces



SCAN
HERE FOR A
VIRTUAL
TOUR



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1124.4 ft²
104.46 m²

Reduced headroom

100.17 ft²
9.31 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.



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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 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.