



Garnett Drive, Easton - NR9 5FB

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Garnett Drive

Easton, Norwich

Situated in this popular development within quick access to the A47, A11 and Norwich city centre, sits a GENEROUSLY SIZED and well presented MID-TERRACE HOUSE. The floor space reaches 929 Sq. Ft (stms) making this a larger than average floor space for the property style. The ground floor includes a WC, 14' SITTING ROOM and 15' KITCHEN/DINING ROOM with INTEGRATED APPLIANCES. The first floor is much larger in size due to the property construction with THREE DOUBLE BEDROOMS all featuring BUILT-IN WARDROBES and the larger benefitting from an EN-SUITE SHOWER ROOM and all having use of the three piece FAMILY BATHROOM SUITE. Externally, there is ample OFF ROAD PARKING with two spaces to the front and another sat in front of the BRICK GARAGE at the rear of the home with a LOW-MAINTENANCE, fully enclosed rear garden also.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid-Terraced House
- 2023 Installed Gas Boiler
- 15' Kitchen/Breakfast Room
- Three Double Bedrooms With Built In Wardrobes
- Family Bathroom & En-Suite
- Off Road Parking To Front & Rear
- Ideal First Time Buy or Investment
- En-bloc Garage with Power & Lighting

This immaculately presented property is situated in the popular village of Easton to the West of Norwich close to local amenities including retail park, supermarket, variety of shops, restaurants, pubs and local schools and with good transport links to the A47 and A11.

SETTING THE SCENE

The property is set back from the street with shared access to the driveway leads underneath the property to the rear where parking can be found in front of the brick garage. There is also a brick weaved area to the front of the property, ideal for parking additional vehicles if desired behind iron fencing.

THE GRAND TOUR

Stepping inside you are first met with the central hallway neutrally decorated with all carpeted flooring with underfloor heating running through taking you towards the stairs for the first floor and handy two piece WC directly to your left with frosted glass window towards the front of the home. Slightly further down the hallway you will be able to access the generously sized sitting room again with all carpeted flooring with underfloor heating underfoot





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and dual front facing aspect of uPVC double glazed windows. This room offers ample floor space suitable for a choice in layout of soft furnishings. Stepping beyond the built in storage cupboard underneath the stairs within the hallway, you will find yourself within the kitchen/dining room with a range of wall and base mounted storage units, set around rolled edge work surfaces giving way to a double built in electric double oven with gas hob and extraction above whilst also leaving two spaces with plumbing for a washing machine and dishwasher either side of the sink. The adjacent side of the kitchen across the tiled flooring with underfloor heating currently houses breakfast bar seating space and uPVC French double glazed doors directly into the rear garden.

Heading upstairs, the central landing will grant you access to all three bedrooms on the first floor as well as the fully tiled three piece family bathroom suite with shower head mounted over the bath and a low level radiator. The main bedroom can be found towards the front of the home, a generously sized double bedroom featuring double built in wardrobes and a good sized en-suite shower room with double shower tray and fully tiled surround with vanity storage. The second bedroom can be found with a rear facing aspect to the right of the stairs, which is another good sized double bedroom sitting over archway of the vehicular access below, featuring built in wardrobes and views over towards the rear garden with a radiator below the window. The adjacent side of the property houses the third of the double bedrooms, another with built in wardrobes currently serving as a home office space with views into the rear garden and radiator below the window.

FIND US

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VIRTUAL TOUR

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

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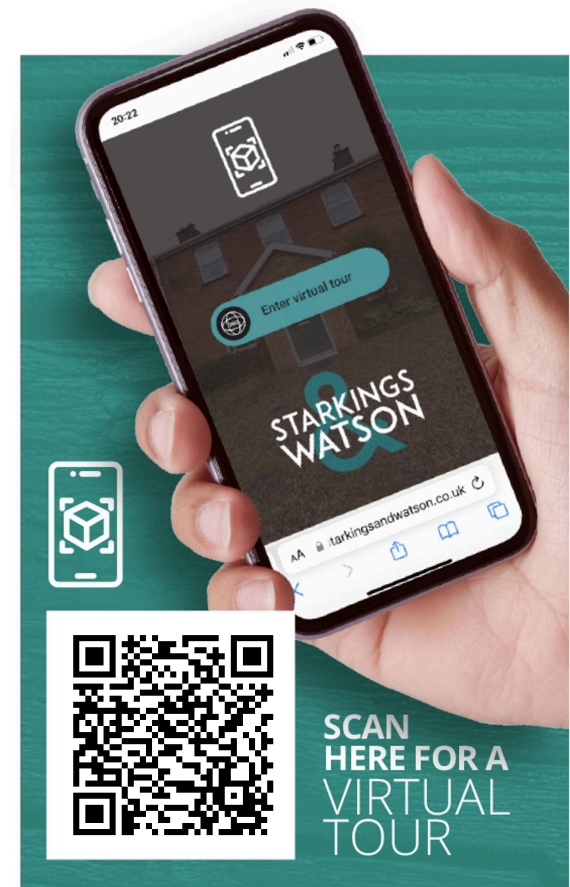


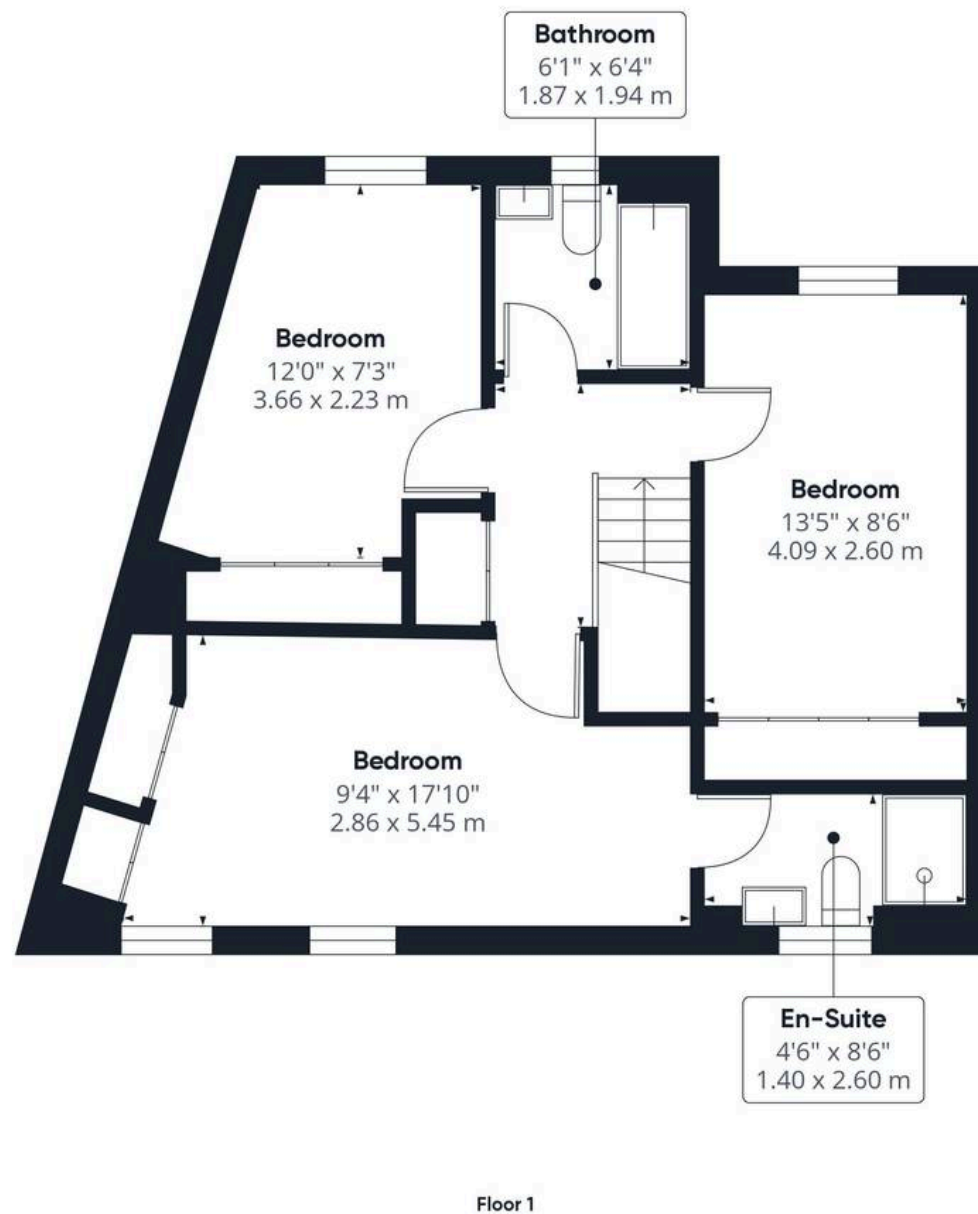
THE GREAT OUTDOORS

Externally the property is offered in a low maintenance state, fully enclosed with a timber fence on one side and brick wall to the other giving privacy and security. With a flagstone patio gently rising to the rear and side access through a timber gate leading you towards the parking where a garage can also be found.

Driveway - Off street

Garage en bloc with power and lighting





Approximate total area⁽¹⁾

929.91 ft²
86.39 m²

(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.

GIRAFFE 360



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