



St. Mildreds Road, Norwich - NR5 8RY

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



St. Mildreds Road

Norwich, NR5 8RY

This SEMI-DETACHED HOUSE would make the ideal INVESTMENT or FIRST TIME BUY being a short walk from the UEA with easy links into Norwich city centre. The property boasts uPVC DOUBLE GLAZED WINDOWS and gas fired CENTRAL HEATING, with the ground floor offering a FREE FLOWING living space comprising the SITTING ROOM with separate DINING ROOM, leading into the KITCHEN - all with the ability to be closed off from one another or left open. The first floor gives way to THREE BEDROOMS, two with BUILT-IN STORAGE and the third being a versatile single bedroom, study or nursery. The FAMILY BATHROOM suite was updated by the current owner around 2020 and features a showerhead mounted over the bath. Externally, the LARGER THAN AVERAGE PLOT offers a PATIO SEATING AREA with large LAWN GARDEN as well as OUTBUILDINGS with electricity and a gardeners W.C. The front of the home could be turned into OFF ROAD PARKING for more than one vehicle if desired (stp).



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

FIND US

Postcode : NR5 8RY

What3Words : ///baking.lower.villa

VIRTUAL TOUR

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

- Semi-Detached House
- Generous Sitting Room
- Separate Dining Room
- Three Bedrooms
- Private & Enclosed Rear Garden
- Brick Outbuildings & Toilet
- Short Walk To All Amenities
- Ideal First Time Buy or Investment

Located on the fringe of Norwich City, this property is ideally placed within convenient distance to the main shopping district, University of East Anglia, Norfolk and Norwich hospital, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

SETTING THE SCENE

The property can be found set back from this popular street with a low level brick wall to the front giving way to a low maintenance frontage and small lawn garden separated by the access path. This space could easily be converted to offer off road parking to the front of the property (stp) with an iron gate giving direct access to the rear garden.

THE GRAND TOUR

Once inside you will find yourself stood in the central hallway with all wood effect flooring laid underfoot granting access to all living spaces on the ground floor as well as stairs for the first floor and handy under the stairs storage space. To your left is the sitting room where a large carpeted space reaches out allowing a choice of soft furnishings with large uPVC double glazed windows to the front and feature fireplace recently installed in the centre of the room. Through from here the property flows seamlessly into the dining room area with all wood effect flooring running through towards the kitchen. Within this room there is ample space for a formal dining





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table with large uPVC double glazed windows looking into the rear garden. All spaces on the ground floor can be open to create a free flowing feel suitable for modern living or separated if this is your preference. Finally on the ground floor the kitchen comes towards the rear of the home with wall mounted gas boiler and a mixture of wall and base mounted storage units set around rolled edge work surfaces with ample room for freestanding appliances and plumbing for a washing machine. Access to the rear garden can be found here taking you directly to the patio area also before looping back around into the hallway.

The first floor landing grants access to all three bedrooms on the first floor as well as the recently updated three piece family bathroom suite complete with a mostly tiled surround, wall mounted towel rail and shower head over the bath with glass screen. The smaller of the bedrooms sits adjacent to the bathroom, the ideal single bedroom/home office or nursery with carpeted flooring and front facing window with radiator mounted below. The larger of the two double bedrooms comes towards the front of the home with carpeted flooring and radiator mounted below the double glazed window with a large floor space giving way to an integrated storage cupboard. The second double bedroom has a rear facing aspect overlooking the rear gardens with a tree lined view in the distance. Again, the radiator is mounted below the double glazed window with a large carpeted floor space giving way to arrangement of soft furnishings with built in storage cupboard.

AGENTS NOTE

We understand the property to be System Built, therefore it is recommended that potential purchasers complete their own research to confirm if a mortgage can be obtained with your own choice of lender.

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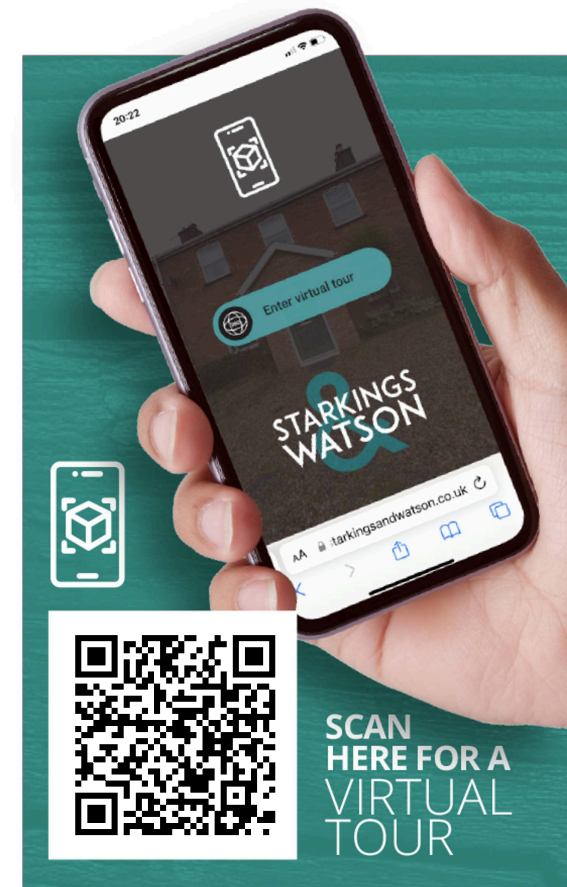


THE GREAT OUTDOORS

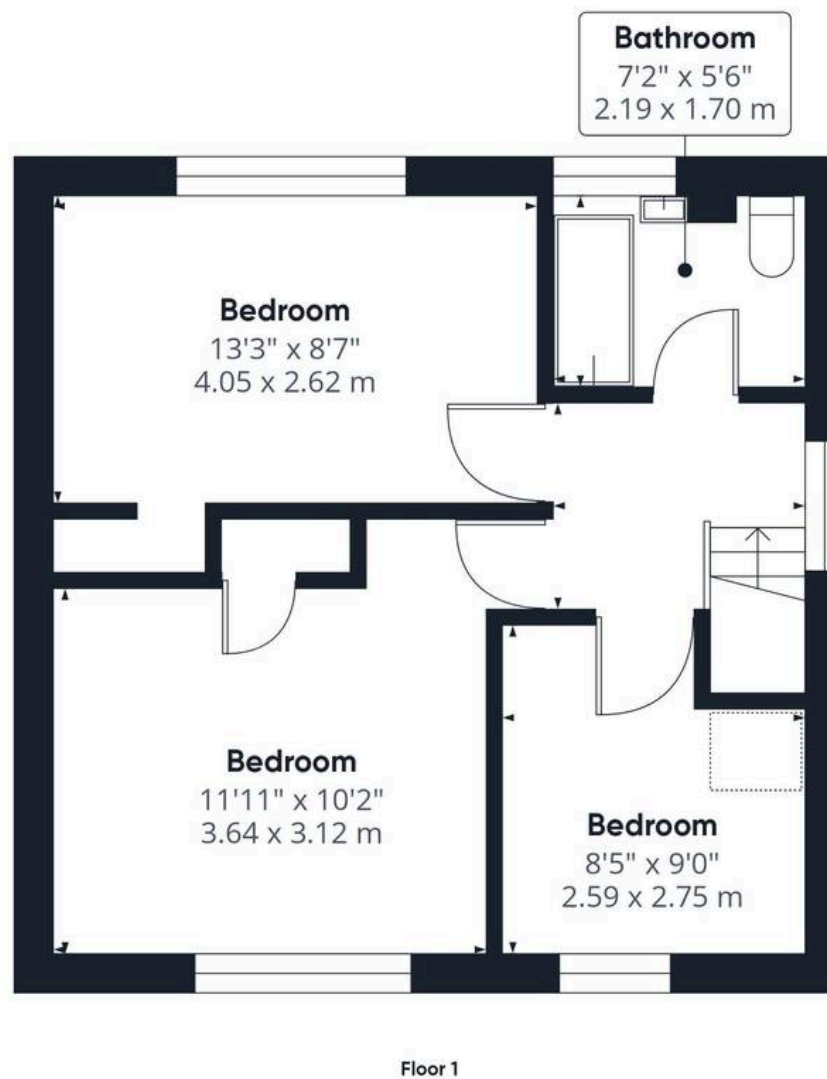
Exiting via the kitchen door you are first met with the flagstone patio seating area where access to the external work buildings can be found and a private seating space ideal for those warmer months can be used. Stepping towards the rear of the property, a large lawn garden space is all fully enclosed and met with a tree lined backing. The garden slopes slightly up to a point at the rear however, being generous in size, it can be utilized in many ways.

ON STREET

1 Parking Space



SCAN
HERE FOR A
VIRTUAL
TOUR



Approximate total area⁽¹⁾
827.85 ft²
76.91 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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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.