



Greenwood Way, Norwich - NR7 9HW

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Greenwood Way

Norwich

Fully MODERNISED and RENOVATED, this LUXURIOUS HOME offers a BESPOKE INTERIOR with a HIGH END FINISH, blending OPEN PLAN and MODERN LIVING. Ideally situated in a CUL-DE-SAC setting for peace and quiet, main roads are only a short distance away, providing ACCESS to NORWICH CITY CENTRE and the NDR. Finished with a NEW CENTRAL HEATING BOILER and PLUMBING, whilst also being RE-WIRED, the interior is centred on a 19' SITTING ROOM with ATTRACTIVE PANELLING and two windows for natural light. the 19' KITCHEN has been designed to incorporate a DINING TABLE whilst the LARGE ISLAND and BREAKFAST BAR create a contrasting finish between the cupboards and work surfaces. The first floor landing leads to TWO DOUBLE BEDROOMS - both with built-in wardrobes and EAVES access. The CONTEMPORARY BATHROOM is shared by both, with a bath and RAINFALL SHOWER, attractive tiling and AQUA BOARD PANELLING. To the outside, the FULL WIDTH DECKING offers the ideal sun trap, with a TANDEM DRIVE and extra length GARAGE.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Motivated Vendor!
- Updated & Modernised Interior
- 19' Sitting Room with Attractive Wood Panelling
- 19' Luxury Kitchen with Central Island
- Two Double Bedrooms
- Newly Fitted Family Bathroom with Digital Shower
- Landscaped Garden with Decking & Pergola
- Large Driveway & Detached Garage

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

Approached via a shingled front garden and hard standing driveway, ample off road parking is provided to front with access to the main property, gated rear garden and oversized detached garage.



THE GRAND TOUR

Heading inside you immediately enter the ground floor living space which comprises an open plan kitchen/dining area with double doors creating a grand entrance to the front facing sitting room. Finished to a high standard, the kitchen offers a large central island and breakfast bar with integrated cooking appliances including a gas hob. The eye level electric oven and multi function oven is located to one end with a built-in fridge freezer with work surfaces including a butler sink and dishwasher below. Herringbone style flooring continues underfoot with the kitchen offering a contrasting range of units, attractive work surfaces and shelving. There is ample space for a dining table with French doors leading to the rear garden and stairs rising to the first floor. The sitting room offers feature wood panelling to two walls creating a media wall unit, continued herringbone style flooring underfoot and two front facing uPVC double glazed windows.

Heading upstairs, the landing leads to two carpeted double bedrooms - both finished with neutral tones, and including a range of storage and wardrobe space. Complementing the two bedrooms is the re-fitted family bathroom with a high end finish including a digital rainfall shower over the bath, concealed WC and vanity storage unit with drawers and shelving. Aqua board splash-backs and tiling have been installed with a feature towel rail and herringbone style flooring underfoot.

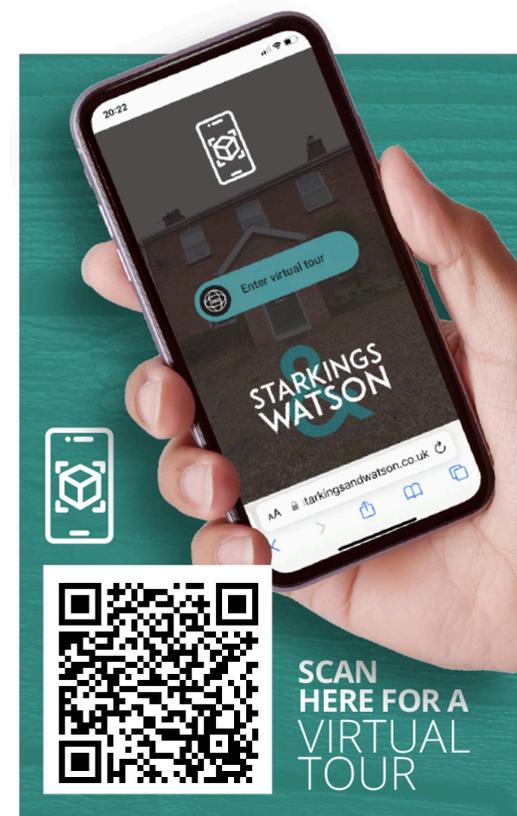
FIND US

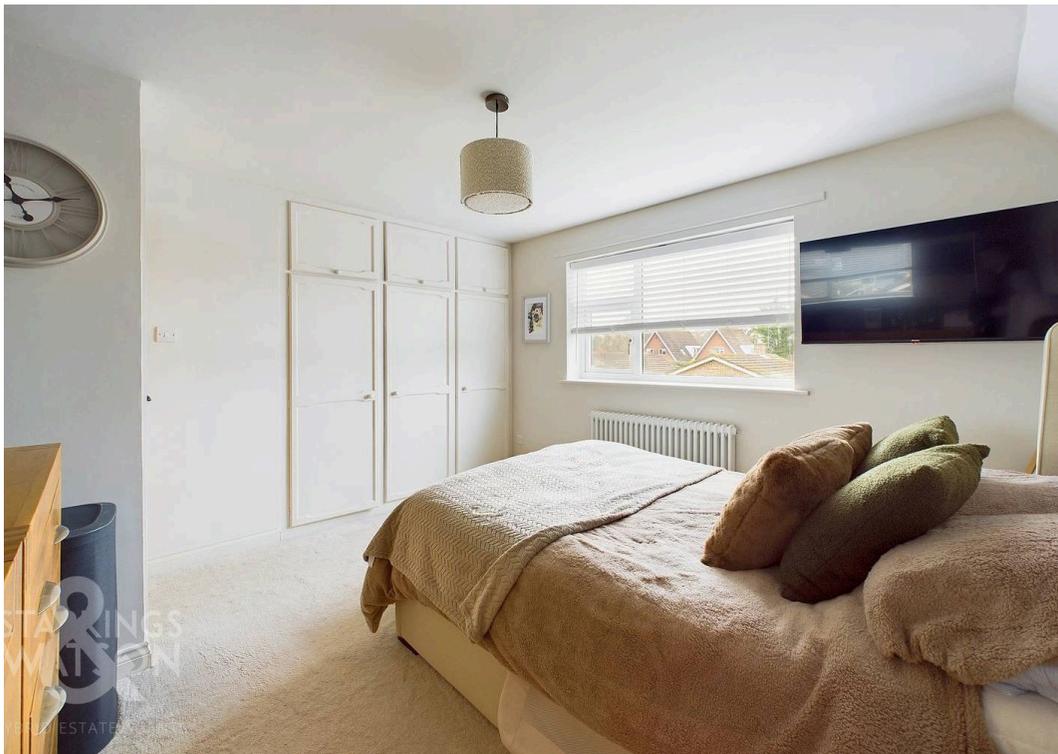
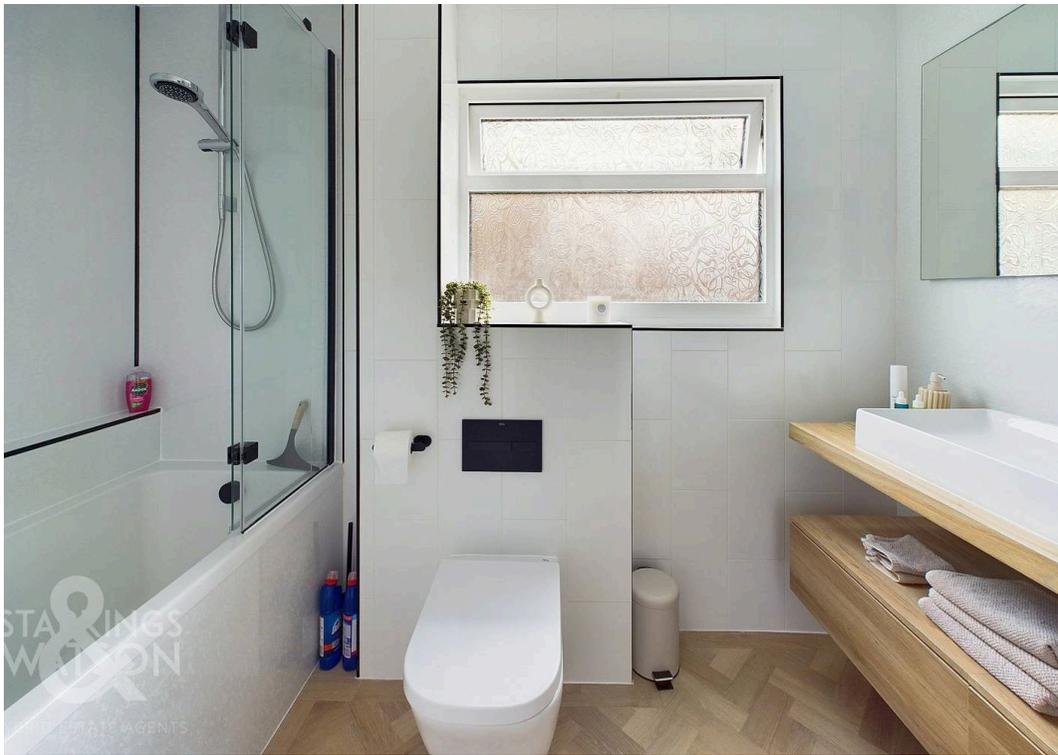
Postcode : NR7 9HW

What3Words : ///tests.foam.sheep

VIRTUAL TOUR

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







THE GREAT OUTDOORS

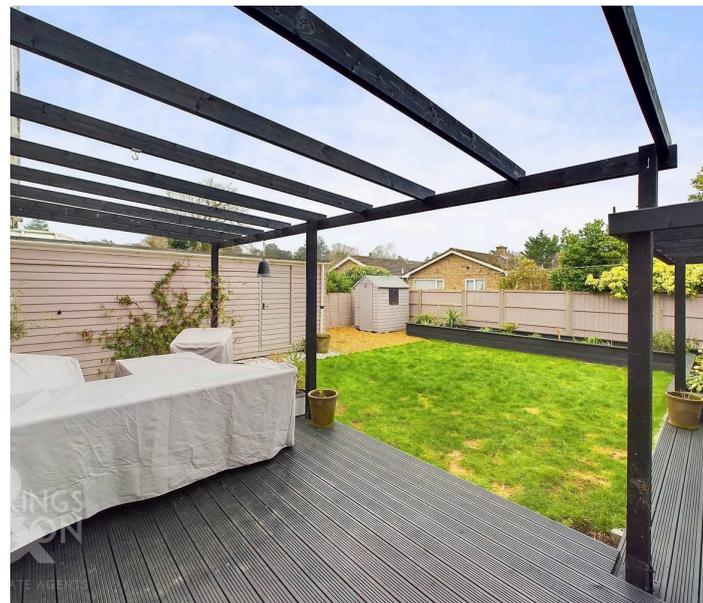
Enjoying an enclosed lawned garden with a substantial timber deck seating area and pergola above, raised flower beds are enclosed within timber fence boundaries. The garden is open and spacious, with a shingle storage area to the far corner, including a timber built shed. The garage has been clad, with a side access door and up and over door to front, power and light.

Garage

Single Garage

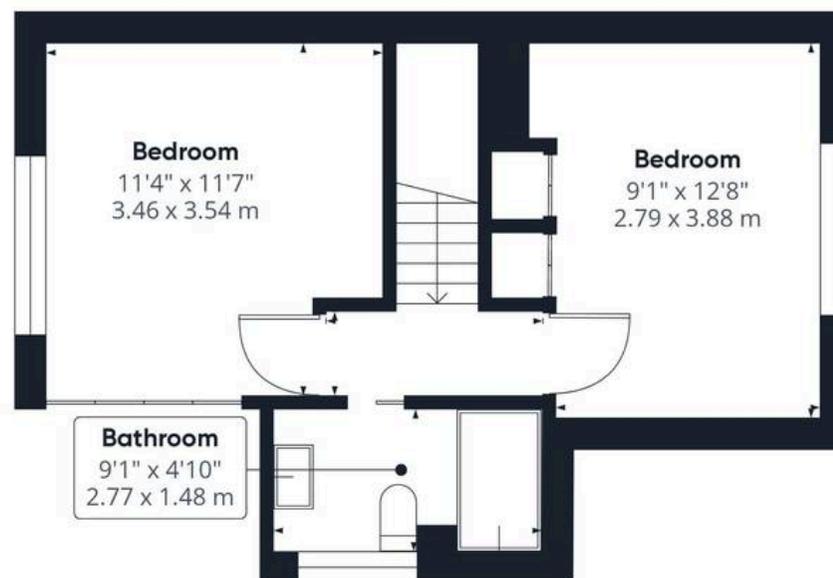
Driveway

5 Parking Spaces





Ground Floor



Floor 1

Approximate total area⁽¹⁾

802.02 ft²

74.51 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



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.