



Clarkson Road, Norwich - NR5 8EF

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&  
WATSON**

HYBRID ESTATE AGENTS





## Clarkson Road

Norwich

NO CHAIN. Occupying a CORNER PLOT this well established SEMI-DETACHED HOUSE offers a large living space internally, plus GATED OFF ROAD PARKING to the side. With a PORCH ENTRANCE, the property opens to present a 19' DUAL ASPECT sitting room, KITCHEN/DINING ROOM plus a recently added SHOWER ROOM on the ground floor as well as a separate CONSERVATORY and SUNROOM both looking into the attractive yet LOW-MAINTENANCE REAR GARDEN - all fully enclosed. The first floor landing splits to offer FOUR BEDROOMS, two being good sized doubles, with a W.C sat between the two smaller bedrooms on the adjacent side of the home.

Council Tax band: A

Tenure: Freehold





- No Chain
- Semi-Detached House
- Larger Than Average Corner Plot
- Three Reception Rooms
- Ground Floor Shower Room & WC
- Four Bedrooms
- Low Maintenance Rear Garden
- Off Road Parking

Located on the fringe of Norwich City, this property provides a delightful retreat from the hustle and bustle, but within convenient distance to the main shopping district, University of East Anglia, 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 stands proudly occupying a corner plot where a large hedge frontage creates privacy. Access to the driveway and off road parking can be found to the left of the home through large timber swinging gates for security whilst access for the front door is found via a smaller swinging gate giving way to a shingle frontage featuring planting borders and raised beds.



## THE GRAND TOUR

Stepping inside you will first be met with a porch entrance before stepping into the generously sized sitting room. Measuring a little over 19ft in length, the space is laid with wooden effect flooring underfoot and is conducive to a choice of layout soft furnishings. Stairs to the first floor can be found to your left as well as access directly into the kitchen whilst the all uPVC double glazed conservatory is found just off from the rear of the sitting room with French doors into the rear garden creating an additional seating area. The kitchen/dining room is all laid with tiled flooring underfoot where a range of wall and base mounted storage units adorn the walls complete with rolled edge work surfaces leaving room for additional appliances such as a washing machine, fridge/freezer, oven and hob. Just off from the side is a second all uPVC double glazed sunroom with views into the main garden space. Just off from the kitchen is an updated shower room, featuring a large double shower, vanity storage and a low level radiator.

The first floor landing grants access to four bedrooms with the two larger rooms coming to your right. The first with a front facing aspect features wooden effect flooring underfoot and leaves room for a large double bed and additional storage solutions while the second sits just behind, only slightly smaller, with views into the rear garden with generous floor space. The two smaller bedrooms sit to the left hand side of the property, the larger again with the front facing aspect, wooden flooring and radiator below the double glazed window whilst the smaller of the four bedrooms sits towards the very rear of the property making this an ideal single bedroom, nursery or study. At the end of the hallway the WC can be found with frosted glass window to the side and additional vanity storage.

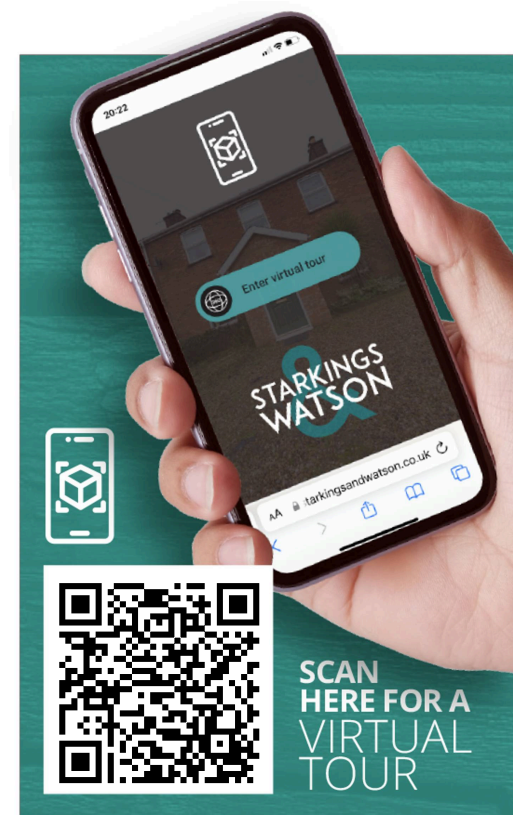
## FIND US

Post Code : NR5 8EF

What3Words : ///clown.pushed.salad

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

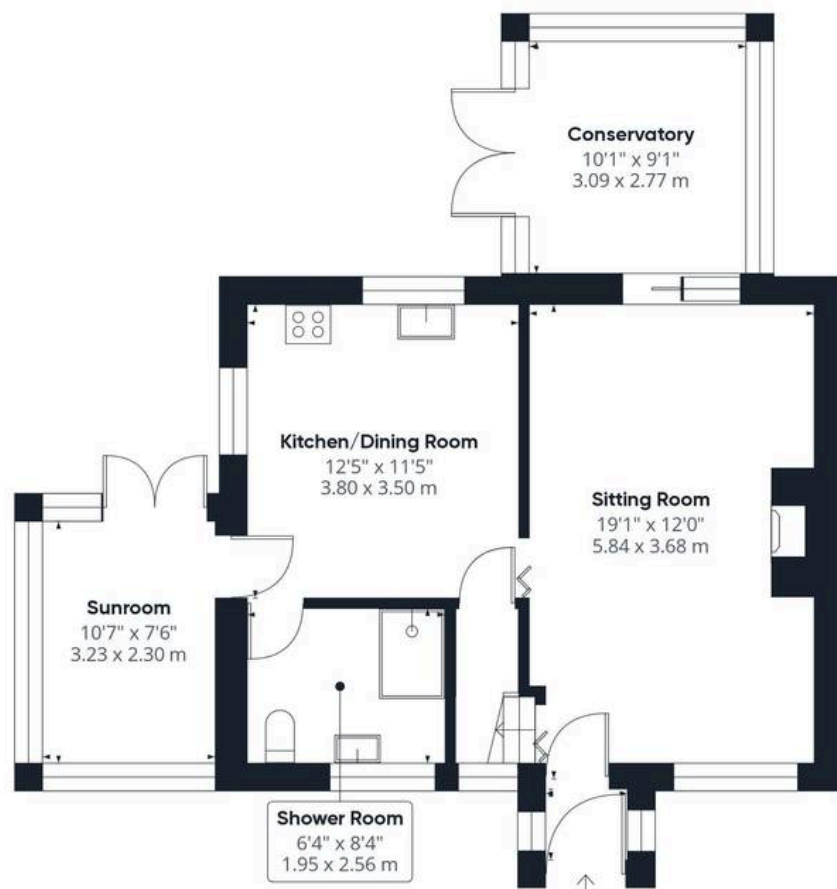
The rear garden is all offered in a low maintenance state with a mixture of flagstone patio spaces and raised planting beds. The larger space houses an additional storage shed with raised planting beds and access gate directly into the driveway whilst a smaller garden off from the conservatory host a smaller timber shed and raised garden into a raised garden giving planting beds and shingle footing.

### Driveway

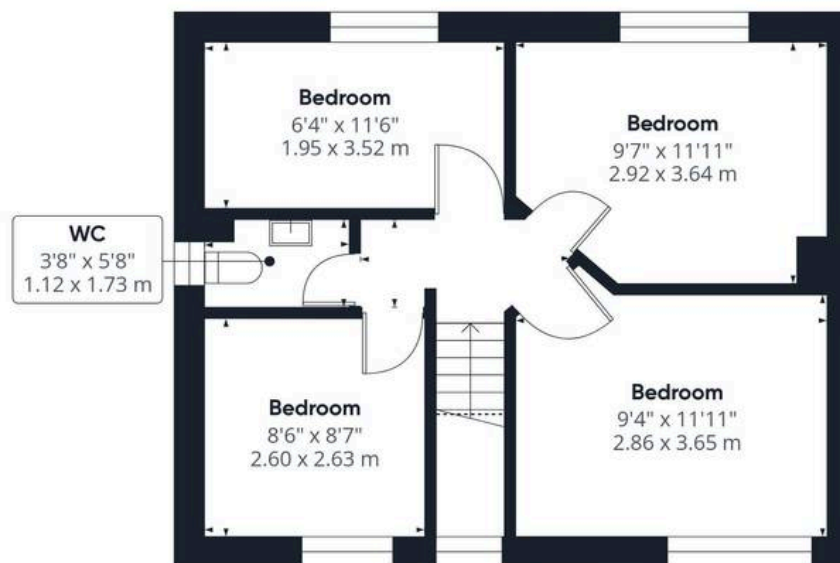
1 Parking Space







Ground Floor



Floor 1

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

1059.71 ft<sup>2</sup>  
98.45 m<sup>2</sup>

**Reduced headroom**

0.15 ft<sup>2</sup>  
0.01 m<sup>2</sup>

(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.

GIRAFFE 360





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