



Hadley Drive, Norwich - NR2 3RT





## Hadley Drive

Norwich

Situated on the edge of Norwich city centre, this DETACHED HOUSE can be found towards the end of a QUIET CUL-DE-SAC with a TREE LINED aspect to the rear plus DRIVEWAY and GARAGE to the front of the home. The living accommodation internally is versatile and generous, with a 24' DUAL ASPECT sitting/dining room, kitchen flowing into a separate UTILITY ROOM and recently modernised WC. The first floor landing gives way to THREE BEDROOMS, two with BUILT IN WARDROBES and the main bedroom benefitting from an EN-SUITE SHOWER ROOM while all have use of the main three piece FAMILY BATHROOM suite. The rear garden has been carefully LANDSCAPED to be presented in an attractive yet LOW MAINTENANCE state, with colourful planting borders.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





- Detached House
- Quiet Cul-De-Sac Setting
- 24' Dual Aspect Sitting/Dining Room
- Kitchen Into Utility Room
- Family Bathroom, En-Suite & WC
- Three Bedrooms
- Attractive Low Maintenance Rear Garden
- Driveway & Garage

The property is located on the edge of the popular residential location known as Golden Triangle. Situated just off the inner ring road, the property enjoys fantastic amenities within walking distance, including, shops, schooling and bus routes, whilst vehicular access into Norwich, and onto the A47/A11 is only a short drive. Across the road from the property is 'The Parade' which includes a newsagents, chemist, and takeaways. The UEA and Norfolk & Norwich University Hospital are within close proximity making the property an ideal investment.

#### SETTING THE SCENE

Towards the end of this quiet close tucked away on the left hand side where a large brick weave driveway emerges allowing for parking of multiple vehicles in front of the garage with a small lawn frontage to the right.



## THE GRAND TOUR

Once inside you are first met with the central hallway granting access to all living accommodation on the ground floor as well as stairs for the first floor, handy storage cupboard and recently modernized WC with all tiled flooring, tiled surround and low level radiator. Towards the end of the hallway is the kitchen complete with a range of wall and base mounted storage units set around square edge work surfaces giving way to an integrated oven and hob with extraction above whilst leaving room for a tall fridge freezer and breakfast table with views into the rear garden. Sitting next door is the utility room, with further storage options, wall mounted gas boiler and plumbing for a washing machine next to the door into the rear garden. The adjacent side of the property is a open plan living space measuring some 24ft in length comprising the sitting and dining rooms. Initially to the right, in front of the bay fronted window, the carpeted flooring gives way to soft furnishings for a sitting room suite whilst the rear of the home allows space for a formal dining table in front of sliding double glazed doors into the rear garden. The first floor landing gives way to all three of the bedrooms as well as built in storage cupboard and fully tiled family bathroom suite complete with a low level radiator and frosted glass window to the front. The two larger of the double bedrooms come towards the left hand side of the property with the smaller having a front facing aspect and built in wardrobes with sliding mirrored doors and a carpeted space big enough for a large double bed and additional storage solutions. Whilst the largest of the two bedrooms comes towards the rear benefiting from built in storage around the bed and en-suite shower room with part tiled surround and low level radiator. The smallest of the three bedrooms also occupies a rear facing aspect with tree lined views to the rear, a radiator below the double glazed window and carpeted floor space suited to a home office, single bedroom or nursery.

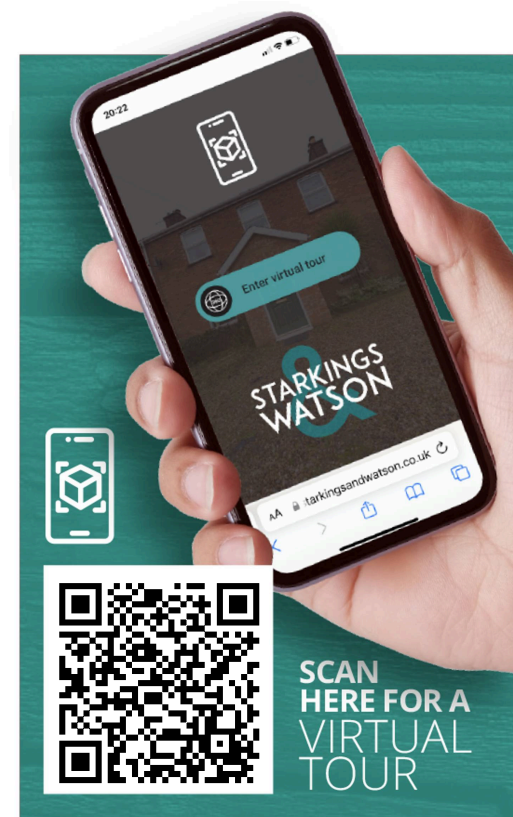
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Postcode : NR2 3RT

What3Words : [///backs.cloth.total](http://///backs.cloth.total)

## FIND US

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











## THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance state with resin and slate patios initially as you exit the doors with shingle footing housing, raised planting beds and colourful beds around the edges towards the bespoke built timber summer house.

### Garage

Single Garage

### Driveway

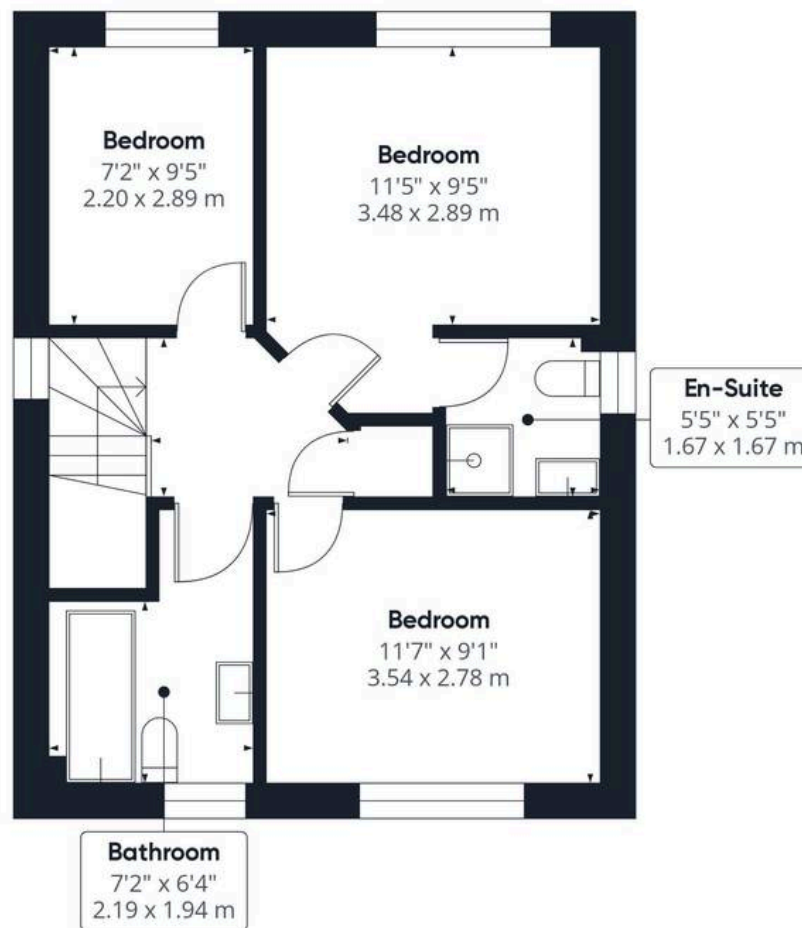
2 Parking Spaces







**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**  
1079.28 ft<sup>2</sup>  
100.27 m<sup>2</sup>

(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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