



Verbena Road, Cringleford - NR4 7ST



Verbena Road

Cringleford, Norwich

NO CHAIN. Situated on this ever popular development sits this well appointed END OF TERRACE HOUSE with ample OFF ROAD PARKING leading to a DETACHED BRICK GARAGE to the side. Once inside the living accommodation opens to offer a large SITTING ROOM leading into the KITCHEN/DINING ROOM with multiple INTEGRATED APPLIANCES and a ground floor WC. The first floor leads to THREE BEDROOMS all having use of the family bathroom and the main, an EN-SUITE shower room. The rear garden is fully enclosed and offers patio seating in front of a lawn garden space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- End Of Terrace House
- NO CHAIN
- Generous Sitting Room
- Kitchen/Dining Room With Integrated Appliances
- Three Bedrooms
- Family Bathroom, En-Suite & WC
- Private Rear Garden
- Driveway & Garage

The property is situated adjacent to the A11 in only four miles to the centre of Norwich - the cathedral city and regional centre of East Anglia. The city boasts a lively nightlife as well as good shopping, cultural and social activities and a historic centre. From Norwich there is a mainline rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes. Excellent state, faith and independent schools for all age groups, local shopping facilities, a Waitrose supermarket, the University of East Anglia, the Norfolk and Norwich University Hospital, parks and public houses are all within easy reach.

SETTING THE SCENE

The property can be found set back from the street with well maintained hedged borders with a brick weave driveway sitting towards the left of the home leading towards the garage



THE GRAND TOUR

Stepping inside you are first met with a central hallway ideal for slipping off coats and shoes before heading indoors with access to the first floor and stairs coming directly ahead. Immediately to your left a well decorated two piece WC can be found complete with low level radiator. The main sitting room sits just beyond this space with front facing window and large carpeted floor space suited to a choice of potential layout of soft furnishings. The rear of the home is occupied by a brightly lit kitchen/breakfast room initially offering floor space in front of the uPVC French double glazed doors to the rear garden for a dining table with access to under the stair storage cupboard whilst beyond this space a well equipped kitchen is complete with a range of wall and base mounted storage units set around wooden effect work surfaces which give way to integrated appliances which include a dishwasher, dual ovens with hob and extraction above plus tall fridge/freezer. The first floor landing splits to lead to all three of the bedrooms as well as the three piece family bathroom suite featuring a shower head mounted over the bath with glass screen and low level radiator. The main bedroom sits towards the front of the home with a large carpeted floor space giving way to built in wardrobe and en-suite shower room with low level radiator and frosted glass window to the front. A further two bedrooms sit towards the rear of the home, the larger to the left with carpeted floor space and radiator below the window would easily accommodate a double bed with additional storage while the smaller to the right is more suited to a single bedroom potential nursery or home office.

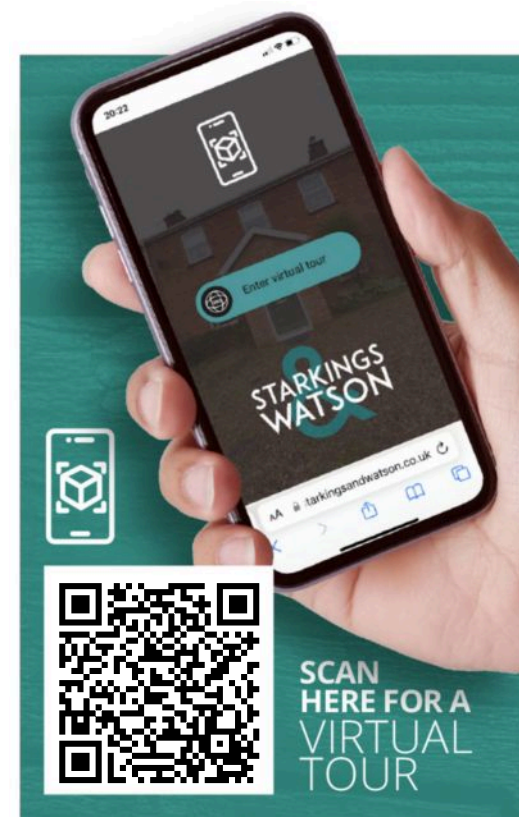
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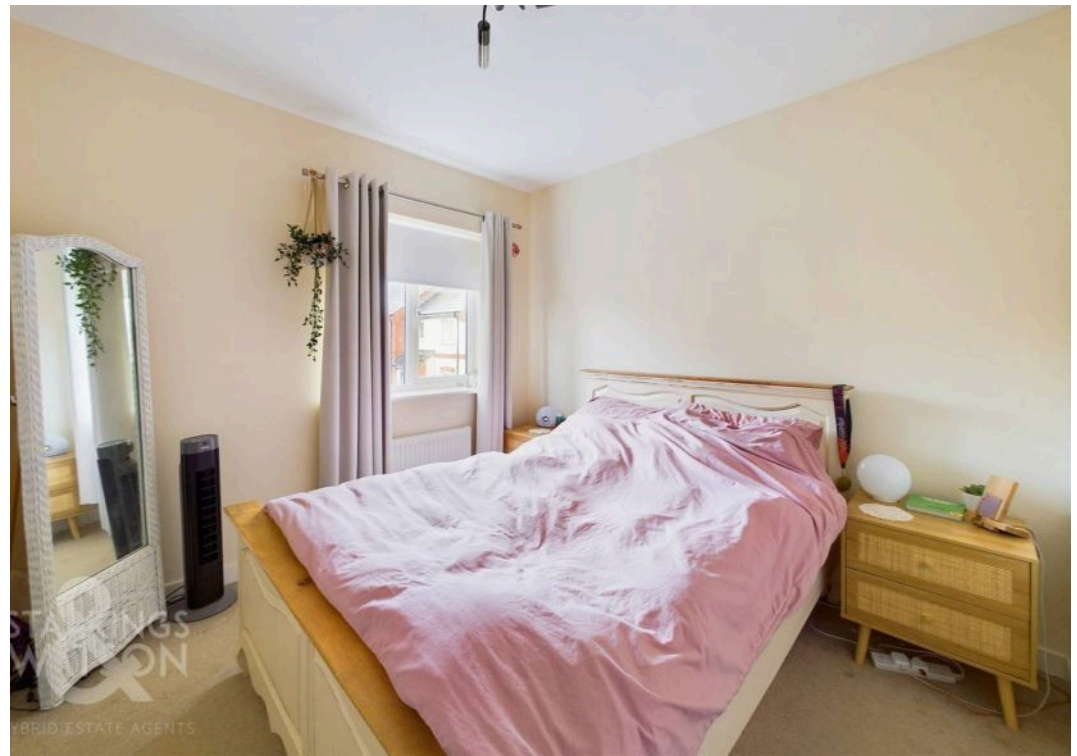
Postcode : NR4 7ST

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VIRTUAL TOUR

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

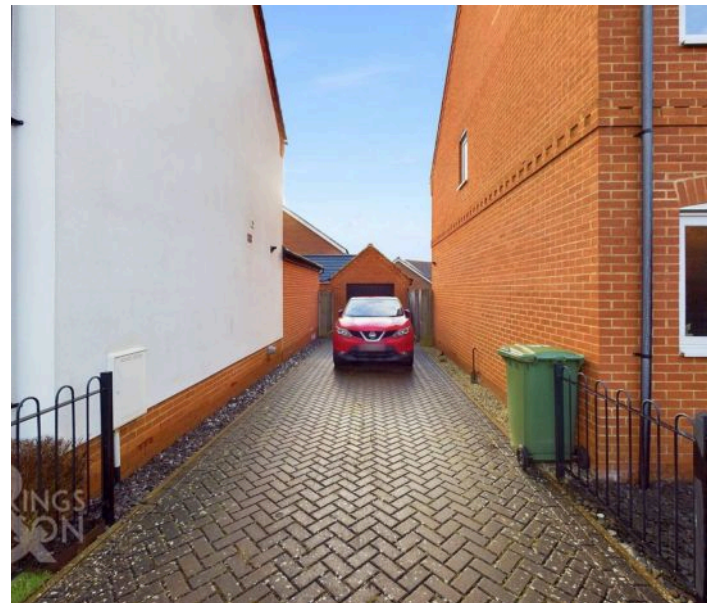


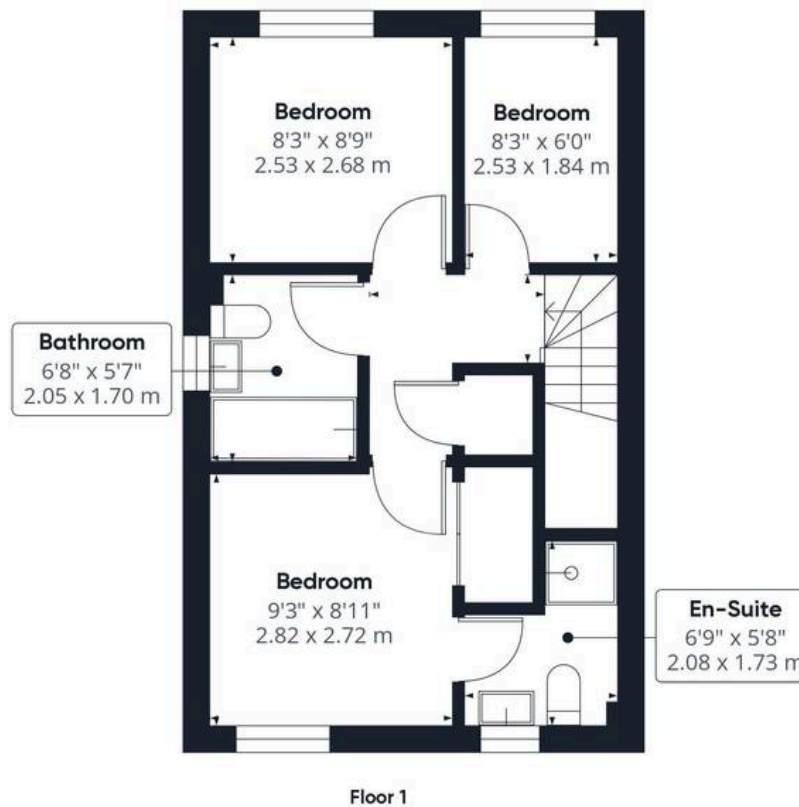




THE GREAT OUTDOORS

The rear garden is all fully enclosed with timber fencing initially offering a flagstone patio seating area ideal for taking in the summer sunshine with lawn gardens sitting just in front. A timber swinging gate takes you out onto the driveway where the up and over door for the garage can also be found.





Approximate total area⁽¹⁾

699.56 ft²

64.99 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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