



Marlborough Road, Norwich - NR3 4PJ



## Marlborough Road

Norwich, NR3 4PJ

This immaculate TWO BEDROOM terrace home is situated in the highly popular NR3 area. TURNKEY and READY to MOVE IN, the property is ideal for a FIRST TIME BUYER. The internal décor is SYMPATHETIC to the property's age, with a CONTEMPORARY TWIST, having been recently EXTENDED and internally remodelled for a superb functional layout. The accommodation includes a NEW fully enclosed front porch entrance following to the 25' OPEN PLAN SITTING/DINING room, with KITCHEN and access to the rear of the property. The first floor provides the MAIN BEDROOM with EN SUITE BATHROOM, and adjacent SECOND BEDROOM with a partition wall for private access to the top floor STUDY/LOFT ROOM.



Council Tax band: A

Tenure: Freehold

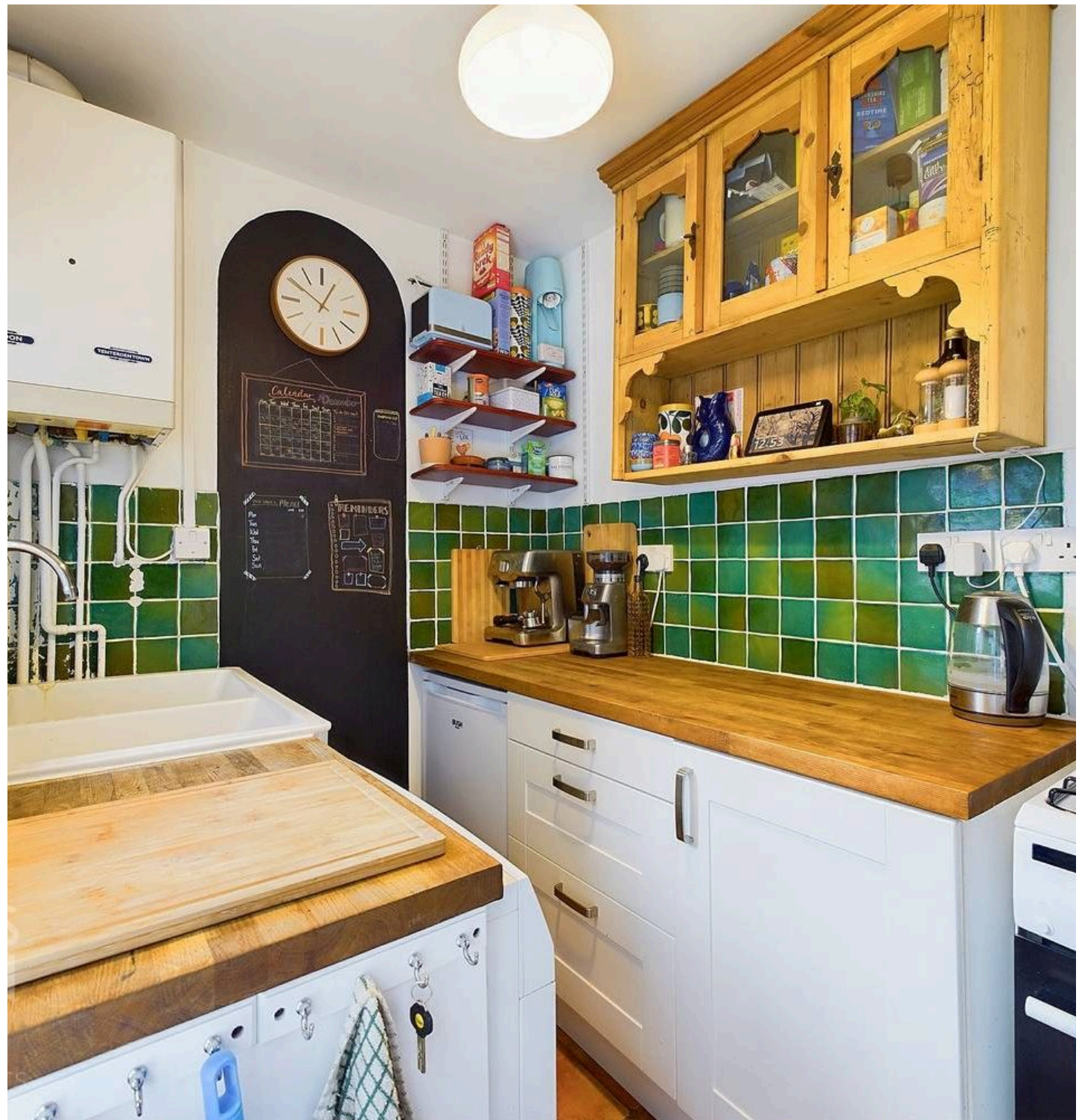
EPC Energy Efficiency Rating: D

- Popular NR3 Location
- Close to Local Amenities
- Turnkey Property
- 25' Open Plan Sitting / Dining Room
- Two Bedrooms & Loft Room
- Ensuite Bathroom
- Walking Distance to Norwich City Centre
- Extension Opportunity

Within walking distance to the City Centre, this north city location is popular for those working in the centre of Norwich, or seeking an ideal buy to let. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the city itself offers a vast array of shops and services, with rail links from the train station.

#### SETTING THE SCENE

The property is approached from the street, with gated entry past the bricked wall to the private shingle frontage and patioed pathway leading to the front porch.



## THE GRAND TOUR

Entering the front porch, with uPVC double glazed door and windows, plenty of space can be found for shoes and storage for coats. Going through to the open plan sitting/dining area, you will find recent tasteful re-decorating to the walls with wood tiling underfoot. The space benefits from period high level coving and skimmed ceilings. The staircase can be found to the centre of the room acting as a subtle divide between the two spaces. The dining space is flooded with natural light thanks to a generous almost full height uPVC double glazed window. Built-in storage and shelving give an attractive focal point to the room, additionally there is ample space for added storage units. Moving through to the kitchen, access is provided from a single French door out to the rear garden. The kitchen features authentic wood worktops and floor mounted white storage cupboards alongside space for white goods, and also benefits from contrasting green tiled splashbacks and floating shelves.

Ascending the carpeted staircase to the first-floor landing, you enter the spacious principal bedroom. This tastefully appointed room, recently redecorated, benefits from a large bay window that floods the space with natural light. A walk-in storage area is conveniently located in the corner. The en suite bathroom, accessed from the bedroom, features a modern three-piece suite, wood flooring, and a large bath with an overhead shower and curtain, complemented by white tiled splashbacks. The second bedroom enjoys wood flooring underfoot and a window with views overlooking the front of the property. A partition wall has been installed, creating a separate corridor providing access to the second floor loft room. With a compact wooden staircase leading to the room, the study/loft room benefits from dual aspect Velux windows and eaves storage on both sides.

## FIND US

Postcode : NR3 4PJ

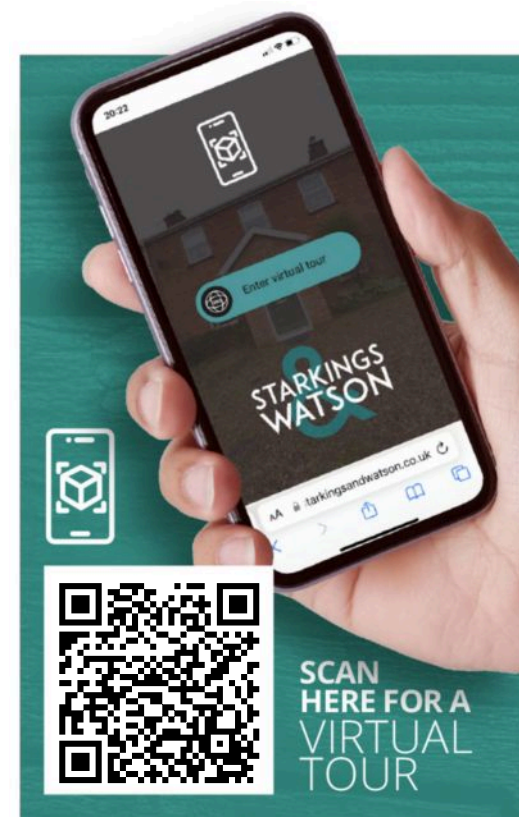
What3Words : ///fuzzy.stroke.crisp

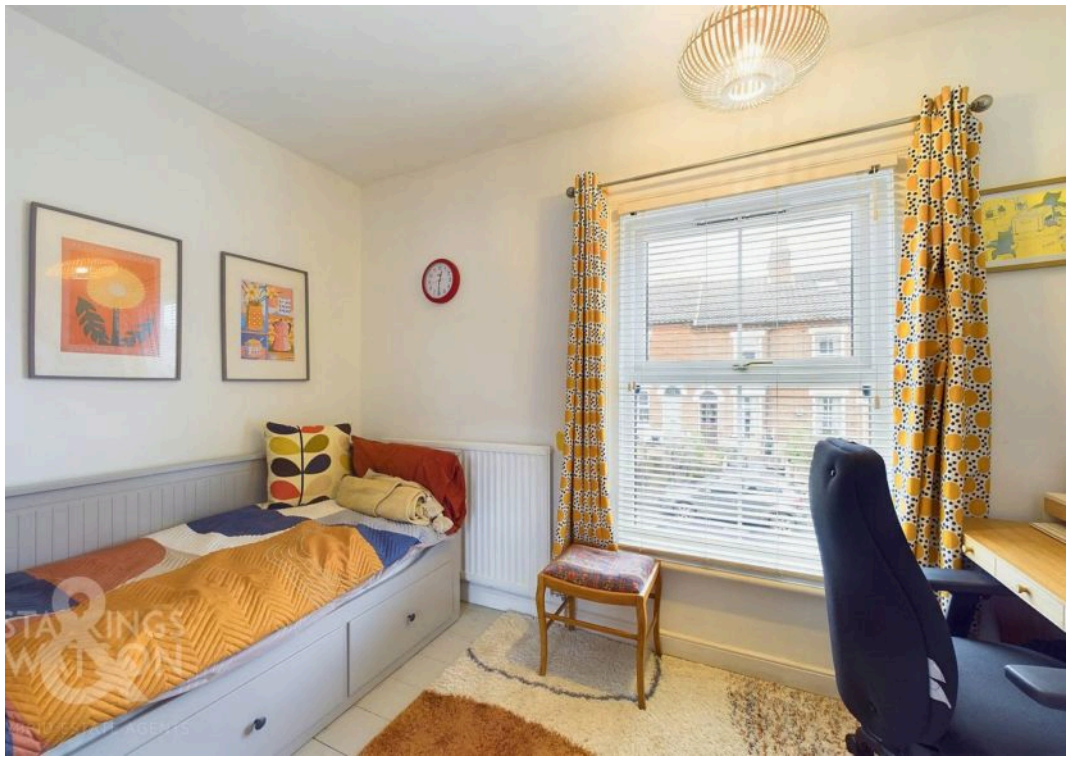
## VIRTUAL TOUR

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

## AGENTS NOTES

White goods can be left with the property subject to separate negotiation.



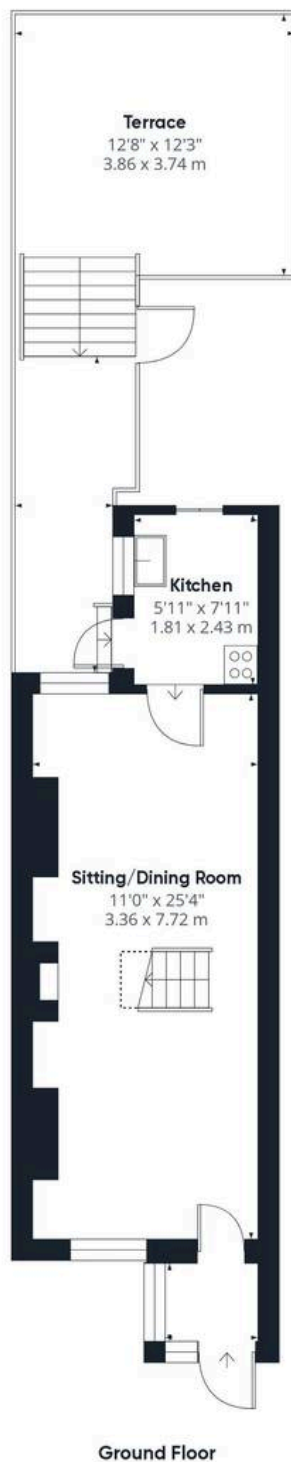




## THE GREAT OUTDOORS

Stepping out from the rear door, a decked area adjoins the property. Attached to the main building is a substantial outdoor storage space, formerly an outside toilet, presenting a potential opportunity for extension. A few steps down lead to a paved area featuring a pergola, creating an inviting space for outdoor seating and enjoying the summer sun. The remainder of the garden is predominantly laid to lawn, complemented by a shingle area backing the property. A metal storage shed provides practical storage, and a rear gate offers access to a communal walkway.





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

737.86 ft<sup>2</sup>  
68.55 m<sup>2</sup>

**Balconies and terraces**

248.22 ft<sup>2</sup>  
23.06 m<sup>2</sup>

**Reduced headroom**

59.06 ft<sup>2</sup>  
5.49 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



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