



Overbury Road, Norwich - NR6 5LB

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HYBRID ESTATE AGENTS



## Overbury Road

Norwich

Situated on this popular street, this SEMI-DETACHED HOUSE is offered with many recent updated and improvements including a 2022 BUILT DETACHED GARAGE, gas boiler updated in 2021, and updated KITCHEN in 2020. The main living space comes in the form of an attractive 22' SITTING/DINING room flowing seamlessly into a newly fitted CONSERVATORY overlooking the PRIVATE REAR GARDEN with a TREE LINED BACKING. The first floor landing grants access to THREE BEDROOMS as well as the FAMILY BATHROOM with a separate WC coming on the ground floor also. Externally, the garden is GENEROUS in size with colourful raised planting areas all served by a large brick weave driveway giving ample OFF ROAD PARKING.



Council Tax band: B

Tenure: Freehold

- Semi-Detached House
- 2022 Built Garage
- 22' Open Sitting & Dining Room
- Three Bedrooms
- Family Bathroom & WC
- Conservatory Overlooking Gardens
- 2021 Updated Gas Boiler
- Ample Off Road Parking

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

#### SETTING THE SCENE

The property is set back from the street and kept private with low level timber fencing giving way to a large brick weave driveway suited to the parking of multiple vehicles leading towards a garage newly built in 2022.



## THE GRAND TOUR

Stepping inside you are first met with the central hallway allowing access to all living accommodation on the ground floor as well as stairs to the first floor with handy under stair storage and additional storage cupboard adjacent. The wooden effect flooring takes you directly through into the kitchen ahead which has been updated in 2020 to offer a mixture of wall and base mounted storage units with wooden effect work surfaces giving way to an integrated oven and hob with boiler mounted on the wall installed in 2021. Through the rear of the kitchen is a second lobby access via the driveway with a two piece WC situated at the very rear of the home with a frosted glass window into the rear garden. From the central hallway turning to your left you will find yourself within the main living accommodation within the property in the form of a 22' sitting and dining room. The space initially to the front offers a large carpeted flooring suited to a choice of potential layouts with a large uPVC double glazed window to the front of the home and working fire set within a brick fireplace and tiled hearth below. Through an opening, the floor space continues to offer room for a formal dining suite sat in front of uPVC French double glazed doors taking you directly into the conservatory added in 2021 with views over into the rear of the garden and French doors onto the rear garden patio. The first floor landing allows access to all three of the bedrooms within the property as well as the three piece family bathroom suite complete with wooden effect flooring, shower mounted over the bath with glass screen and wall mounted towel rail. The smaller bedrooms sit at the front of the home, currently functioning as a home office, this space could easily accommodate a bedroom suite with additional storage suited as a smaller double or larger single room or even as a potential nursery.

The two larger bedrooms come on the adjacent side of the home with the largest sat at the front with a large uPVC double glazed window and large open open floor space suited for a double bed and additional storage solutions. Whilst the room to the rear has a tree lined aspect at the rear of the garden similar in size and suited to a choice of soft furnishings.

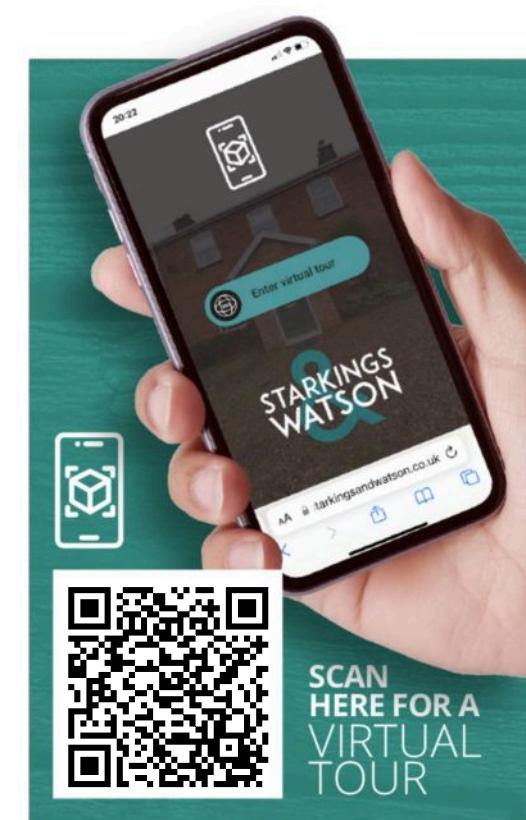
## FIND US

Postcode : NR6 5LB

What3Words : //spark.rail.laser

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

The rear garden is fully enclosed initially offering a flagstone patio seating area and access to an external concrete storage shed at the rear of the home. The garden then reaches out beyond with timber fencing to either side giving way to a predominantly lawn garden space housing colourful planting borders and raised vegetable beds to create vibrancy during the warmer months where a second flagstone patio is occupied at the rear of the garden with tree line backing.

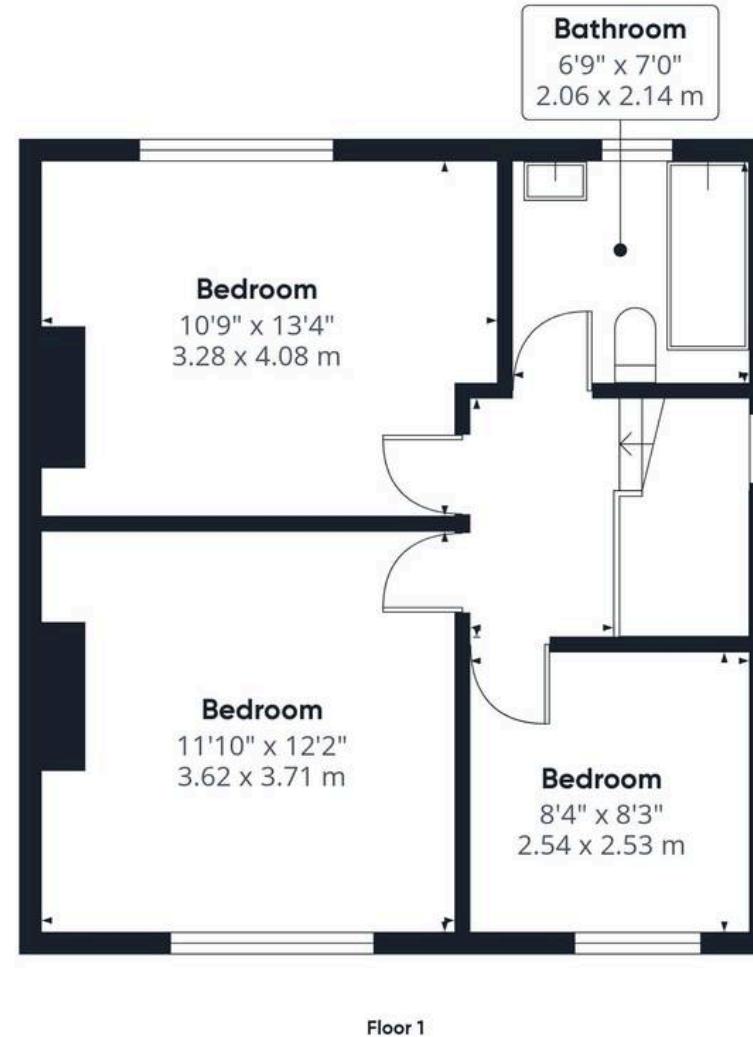
### Garage

Single Garage

### Driveway

4 Parking Spaces





Approximate total area<sup>(1)</sup>  
996.43 ft<sup>2</sup>  
92.57 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 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.



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