



Clarkson Road, Norwich - NR5 8EE



Clarkson Road

Norwich

NO CHAIN. Set back from the street with AMPLE OFF ROAD PARKING to the very front, this MID-TERRACED HOUSE offers a versatile living space with floor space reaching a little under 900 Sq. Ft (stms). This space includes a large SITTING ROOM flowing into the KITCHEN/BREAKFAST ROOM next door, with ample storage space and direct access to the 17' SUNROOM creating an ideal DINING ROOM or additional living space with UTILITY storage. On the first floor, THREE DOUBLE BEDROOMS can be found with direct use of the three-piece FAMILY BATHROOM SUITE all with a TREE LINED ASPECT to the very rear over the FULLY ENCLOSED REAR GARDEN with access via a shared passageway.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Chain
- Mid-Terrace House
- Approx. 900 Sq. Ft Of Accommodation (stms)
- Open Kitchen/Breakfast Room
- 17' Sunroom/Dining Room & Utility Space
- Three Double Bedrooms
- Insulated & Heated Out Building
- Tandem Brick Weave Driveway

Situated within a popular residential area between West Earlham, Costessey and the UEA and on the outskirts of Norwich, this location is popular for families and students alike. The property is only a 10 minute walk to the UEA and in the other direction you find all the local amenities that Costessey offers such as shops, hardware store, post office, convenience store etc. Local schooling is located close by up to secondary level, whilst a wealth of public transport leads to Norwich and the nearby retail parks.

SETTING THE SCENE

This property can be found set back from the street with a timber fence opening to present a tandem brick weave driveway, suitable for the parking of multiple vehicles with large lawn space sat adjacent and planting bed next to the front door.



THE GRAND TOUR

Once inside, an entrance lobby creates the ideal space to slip off coats and shoes, with a low level radiator and access to the stairs for the first floor to your side. Directly ahead, a 16' sitting room presents itself with the same wooden effect flooring running underfoot, currently housing an electric fireplace complete with tiled hearth and surround. The room with its conventional design creates the opportunity for a choice of potential layouts, with views through the conservatory into the rear garden at the back. The kitchen/dining room comes to the left of this space with a mixture of wall and base mounted storage units set around rolled edge work surfaces with tiled splashbacks all across. A tiled floor leaves room for additional white goods and potential breakfast table in front of a generously sized under the stairs storage cupboard. The very rear of the home is currently formed by a extremely versatile and well proportioned sunroom measuring some 17' in length. The structure is fitted with all uPVC double glazed windows, with French doors taking you directly into the rear garden patio and large open floor space suited as an additional living area or potential dining room and includes utility space with plumbing for additional white goods. The first floor landing splits to allow access into all three double bedrooms, as well as the three piece family bathroom suite with part tiled surround, all tiled flooring and long low level radiator sat below the frosted window. Immediately to your left, the first of the double rooms emerges with all wooden effect flooring laid underfoot and low level radiator sat adjacent to the double glazed window - this space could house a double bed with additional storage. On the adjacent side of the home, a similarly sized bedroom has the same wooden effect flooring laid underfoot with a front facing aspect - this space too could fit a double bed plus additional storage. The largest of the bedrooms comes towards the rear of the home with all wooden effect flooring giving way to built in wardrobes, low level radiator below the double glazed window, with a tree lined aspect to the very rear over the garden.

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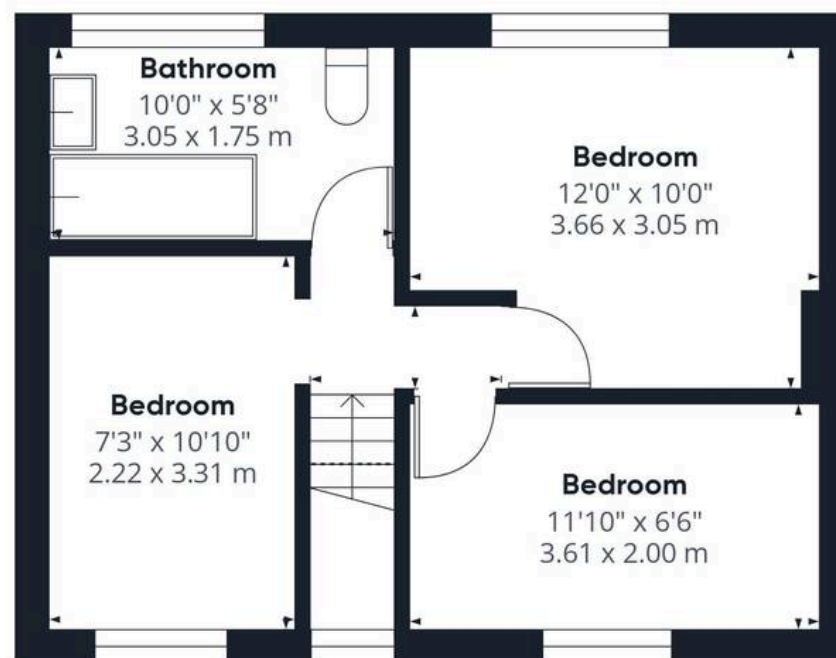




THE GREAT OUTDOORS

The rear garden is all fully enclosed with timber fencing to both sides and the rear of the home and can be accessed via a shared passageway. A flagstone patio seating area with gentle steps leads up towards a bespoke brick built outhouse, complete with its own power source and insulation plus heating, creating a fantastic external entertainment area or potential home office setting. Beyond this, a lawn garden emerges with tree lined aspects to the rear and hard standing for a timber shed.





Approximate total area⁽¹⁾

898.35 ft²

83.46 m²

(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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