



Mountbatten Drive, Norwich - NR6 7PJ



Mountbatten Drive

Norwich

NO CHAIN. Benefitting from a full redecoration in March 2025 and other multiple upgrades and improvements, this SEMI-DETACHED HOUSE offers quality and versatility in abundance. The addition of a GARAGE CONVERSION means the home now offers FOUR BEDROOMS with this space boasting its own EN-SUITE but offering a multitude of potential uses depending on requirements. The main property boasts an open SITTING ROOM leading to the KITCHEN/DINING room with a range of BUILT IN APPLIANCES and separate WC on the ground floor. The first floor landing splits to grant access to THREE FURTHER BEDROOMS, all having use of the FAMILY BATHROOM and the main, an EN-SUITE SHOWER ROOM. The rear garden is FULLY ENCLOSED to all sides and the rear with AMPLE OFF ROAD PARKING sat in front of the remainder of the garage storage space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Semi-Detached House
- No Chain
- Converted Garage Space With En-Suite
- Full Redecoration In March 2025
- Four Bedrooms In Total
- Kitchen/Dining Room With Integrated Appliances
- Ample Off Road Parking
- Manicured Rear Garden, Fully Enclosed

You will find Sprowston to the north of the cathedral city of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

SETTING THE SCENE

Found in a setback portion of the street, a large brick weave driveway takes you towards the front of the home which is protected from the road, with tall privacy giving hedges. A low maintenance planting borders adorn the front of the house with shingle bedding and mature shrubs, while a swinging timber gate sits between the garage and house leading towards the rear garden and garage/bedroom conversion.



THE GRAND TOUR

Once inside, a central lobby allows the perfect place to slip off coats and shoes with a low level wall mounted radiator to your left and two piece WC neatly decorated again with low level radiator directly ahead. The main living space opens up to the left hand side in the form of a 16' open living space complete with newly fitted carpets and freshly decorated walls. The large uPVC double glazed windows to the front of the home allow natural light to flood the room while handy under the stairs cupboard allows for additional storage. The rear of the home is currently occupied by a newly redecorated kitchen/dining area where tiled flooring initially offers room for a formal dining table. Sat in front of the uPVC double glazed French doors with the adjacent side of the room offering a mixture of wall and base mounted storage units with tiled splashbacks, which in turn give way to integrated appliances including dual ovens, five ring gas burner hob with extraction above, integrated fridge/freezer, tumble dryer and washing machine.

The first floor landing allows access to all three bedrooms and a handy storage cupboard off from the landing as well as the three piece family bathroom suite with a part tiled surround and wall mounted radiator. The first of the double bedrooms sits just next door to this room with all newly laid carpets and window overlooking towards the front of the home whilst the largest of the bedrooms sits at the rear of the home overlooking the garden with built in mirrored wardrobes and the added benefit of a three piece en-suite shower room complete with a low level wall mounted radiator. The smaller of the three bedrooms sits just next door to this one again with a rear facing aspect over the rear garden benefiting from the use of a built in over the stair wardrobe. This room could easily accommodate a single bed with additional storage or to be used potentially as a study or nursery. Found in the garden is a newly converted high end garden room complete with all wooden effect flooring and modern electric heating. This space is fully insulated and been set up to be flexible in its use.

Currently this space offers a fourth bedroom with a high end modern en-suite shower room complete with vanity storage and walk in shower cubicle however, could easily become a home office workspace, outside entertainment area or gym if desired, but currently is perfectly suited to those seeking additional living spaces for friends or family.

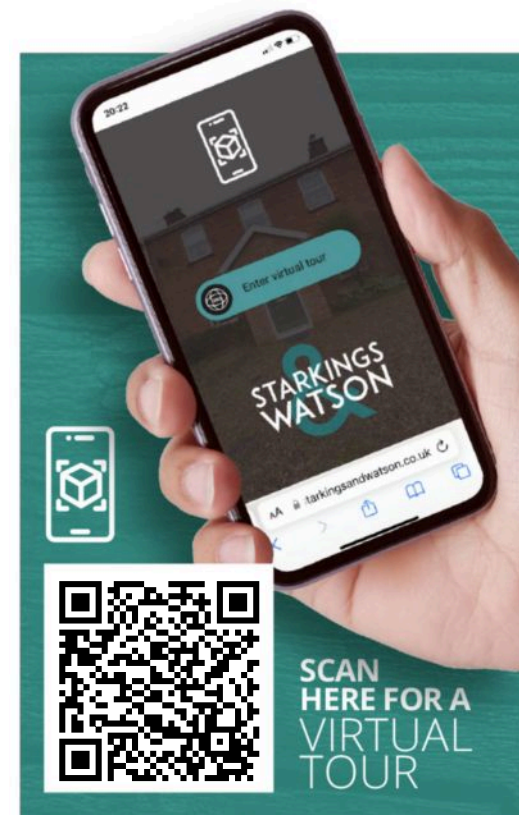
FIND US

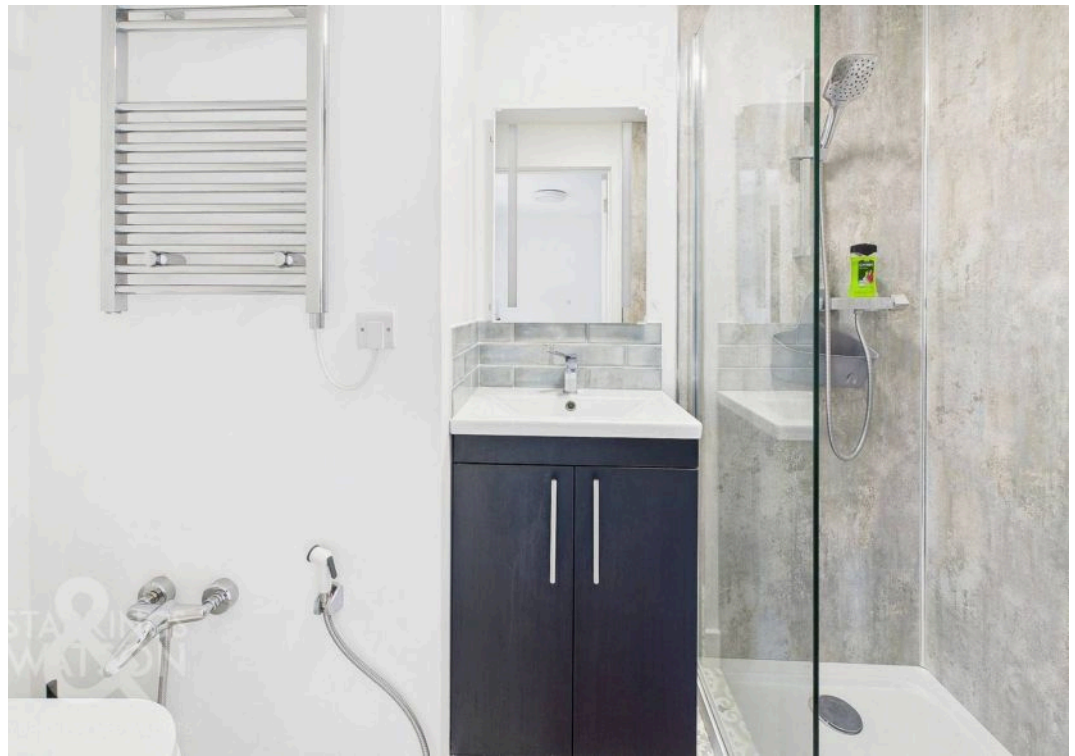
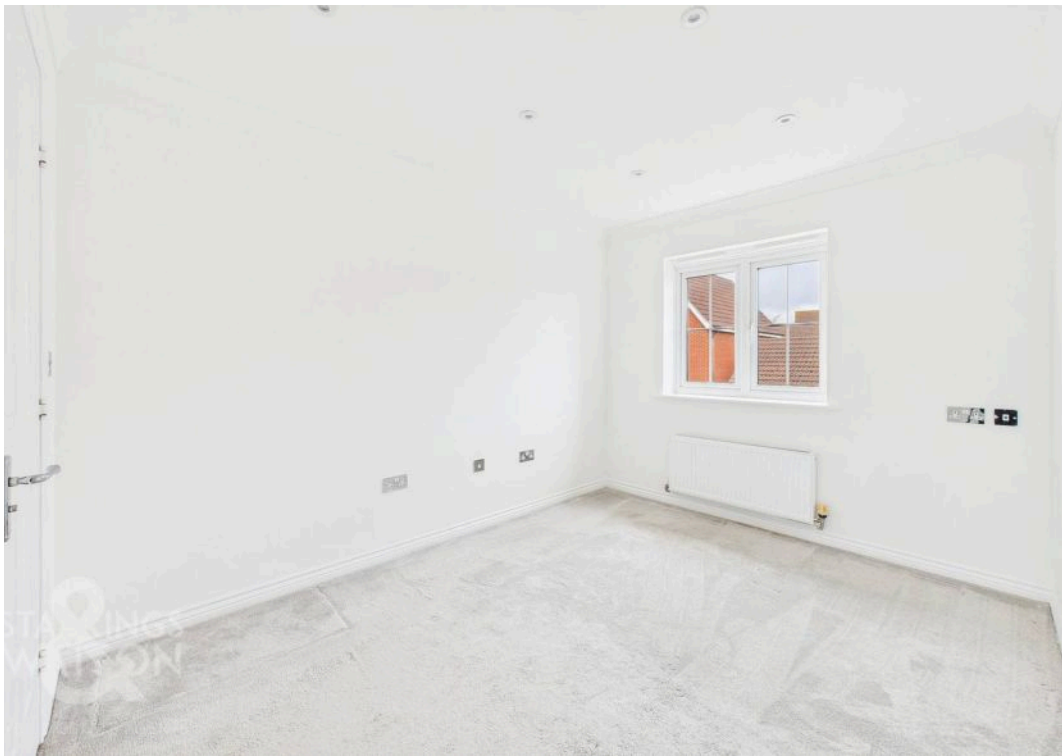
Postcode : NR6 7PP

What3Words : ///chin.parks.dream

VIRTUAL TOUR

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







THE GREAT OUDOORS

The rear garden itself has been lovingly landscaped by the current owners to offer an attractive finish with all timber fencing fully enclosing the garden to both sides and the rear. Shingle planting borders sit to the side and rear currently housing colourful shrubs and trees adding vibrancy and colour to the garden, whilst a raised wooden decked area sits just outside the rear door.





Ground Floor Building 1

WC
4'0" x 6'0"
1.24 x 1.85 m

En-Suite
6'10" x 4'11"
2.10 x 1.52 m



Floor 1 Building 1

En-Suite
7'11" x 3'11"
2.42 x 1.20 m



Ground Floor Building 2

Approximate total area⁽¹⁾

958.64 ft²

89.06 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 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



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.