



Winsford Way, Norwich - NR5 0DH



## Winsford Way

Norwich

NO CHAIN! This WARM and INVITING HOME BACKS ONTO WOODLAND, with PRIVATE REAR GARDENS and PARKING with a GARAGE to front. This SPACIOUS and DECEPTIVELY LARGE mid-terrace home is presented in EXCELLENT CONDITION, newly decorated throughout, finished with gas fired CENTRAL HEATING and uPVC DOUBLE GLAZING, with new boiler installed in 2022. Stepping inside you will find an 18' SITTING/DINING ROOM, modern fitted kitchen, CONSERVATORY with garden and woodland views and family bathroom to the ground floor. The first floor offers THREE BEDROOMS all off the landing, including the main bedroom with attractive views to the rear. The property is situated CLOSE to AMENITIES, shops and bus routes on a quiet no-through road, with a local play area, withing the catchment for OVA secondary school - OFSTED RATED OUTSTANDING and MARRIOTT'S WAY for picturesque walks, hiking and cycling.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Mid-Terrace Home
- Newly Decorated & New Boiler Installed 2022
- 18' Sitting/Dining Room
- Modern Fitted Kitchen
- Conservatory Enjoying Garden & Woodland Views
- Three Bedrooms
- Private Gardens Backing on Woodlands
- Garage & Driveway

Nearby you will find a variety of local amenities including shops, hardware store, post office 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. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.



## SETTING THE SCENE

The property is set back from the quiet no-through road with off road parking to front, and access to the adjacent garage with power. Steps lead to a raised terrace which offers seating, and access to the main property.

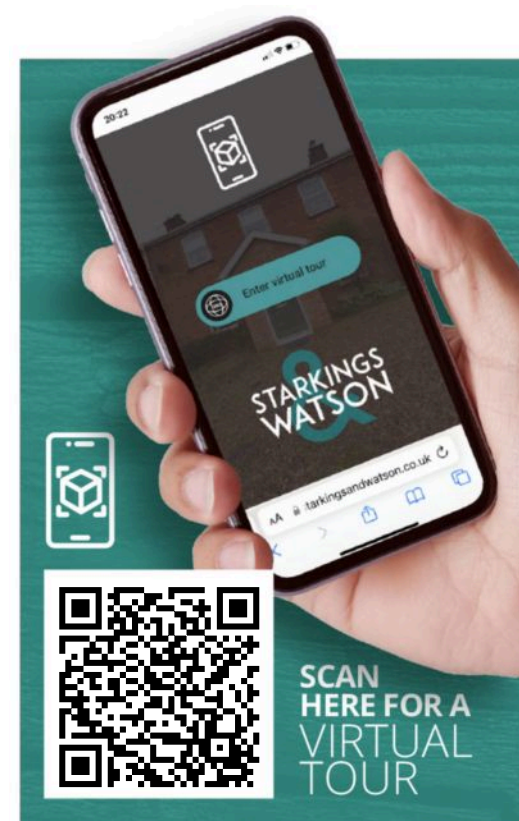
## FIND US

Postcode : NR5 0DH

What3Words : ///took.wipe.turns

## VIRTUAL TOUR

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



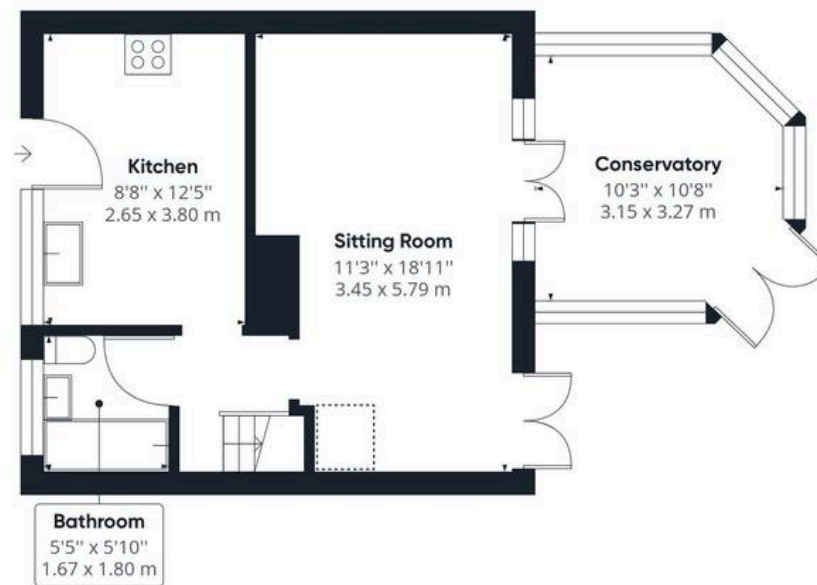




## THE GREAT OUTDOORS

Leading from the conservatory an enclosed lawned garden with mature planting can be found. Backing onto woodland, gated access to the rear, with a pathway leading from the property. A patio and decked seating area offers an ideal entertaining space.





Ground Floor



Floor 1

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

850.15 ft<sup>2</sup>  
78.98 m<sup>2</sup>

**Reduced headroom**

7.55 ft<sup>2</sup>  
0.70 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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