



Attoe Walk, Norwich - NR3 3GX



Attoe Walk

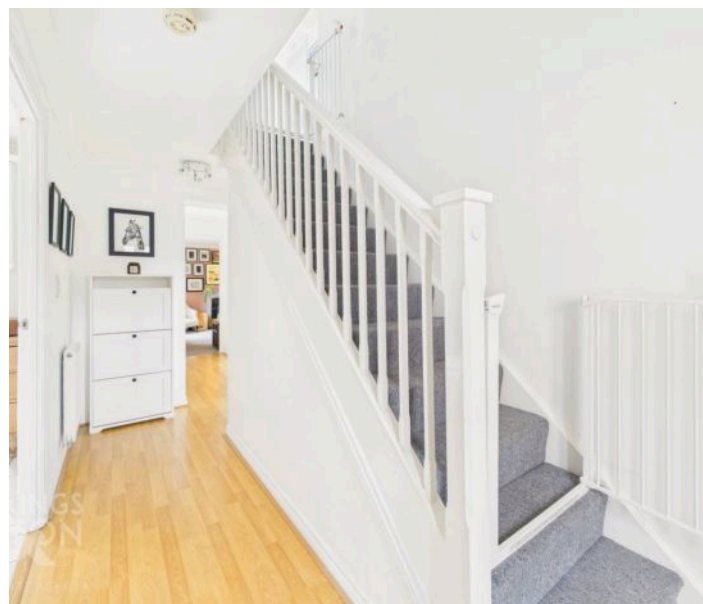
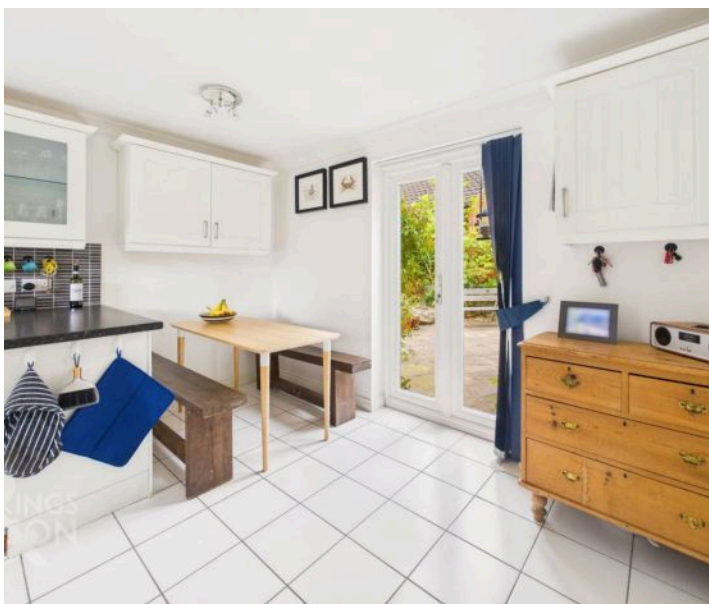
Norwich

Situated towards the top of this quiet residential street, this DETACHED HOME is set back from the street with OFF ROAD PARKING to the side of the home leading towards a BRICK GARAGE while further parking and a newly fitted EV charger can be found to the front. Inside, a little over 1300 Sq. Ft of accommodation is on offer in a VERSATILE setting featuring many DUAL ASPECT LIVING SPACES including a SITTING ROOM, study and FAMILY ROOM all with the addition of an open kitchen/breakfast room with many INTEGRATED APPLIANCES. The first floor landing splits to allow access to a total of FOUR BEDROOMS, three of which being doubles all of which have use of the FAMILY BATHROOM with an EN-SUITE to the main and ground floor WC also. The rear garden has been LANDSCAPED to offer a FULLY ENCLOSED space with a mixture of patio seating space, lawn garden and raised planting beds.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Detached Family Home
- Versatile Accommodation Over 1300 Sq. Ft (stms)
- Multiple Dual Aspect Living Spaces
- Kitchen/Breakfast Room With Integrated Appliances
- Three Further Reception Rooms
- Four Bedrooms
- Family Bathroom, En-Suite & WC
- Landscaped Garden, Driveway & Garage

Within walking distance to the City Centre, this location is popular for those working in the centre. With bus routes nearby, 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 can be found up a long brick weave drive emerging to your right hand side with the driveway suitable for parking on multiple vehicles and garage beyond with access gate taking you into the rear garden. A low maintenance shingle frontage sits towards the steps taking you towards the front door where the owners have installed a new electric vehicle charging point.



THE GRAND TOUR

Once inside the central hallway is the first place to greet you with all wooden effect flooring and neat décor throughout granting access to all living accommodation on the ground floor as well as access to a handy under the stair storage cupboard, stairs for the first floor and two piece WC with a predominantly tiled surround and low level radiator. Slightly further down the corridor and to your left the kitchen/breakfast room emerges with all tiled flooring. The space initially opens to allow for breakfast or dining table seating area whilst French doors take you onto the rear garden patio. To the left a mixture of wall and base mounted storage units emerge with all tiles splashbacks giving way to integrated appliances which include a dishwasher, oven and hob with extraction above and fridge/freezer with a front facing uPVC double glazed window. Back into the hallway and initially turning to the right past the stairs a generously sized dual aspect living space in the form of the family room can be found. The space is fitted with carpeted flooring and bright neutral décor creating a versatile living space for busy families to offer many potential uses. Just beyond this is the study perfect for the home office setup - again with all carpeted flooring and uPVC double glazed window with radiator below. This room could easily be used as a play room or snug sitting area if so desired. Towards the very end of the hallway the sitting room can be found again with a dual facing aspect courtesy of uPVC double glazed window and French doors onto the patio. The space is conventional in size and shape meaning a choice of potential soft furnishings can be had.

The first floor landing again splits in two directions to offer access to all four of the bedrooms within the property as well as the three piece family bathroom suite with part vaulted ceiling and predominantly tiled surround. The bath has been fitted with a shower head and glass screen whilst there is ample floor space for additional vanity storage. The first of the double bedrooms sits at the end of the hallway just past the bathroom with part vaulted ceilings.

This room benefits from a dual facing aspect with bespoke built fitted wardrobes set upon carpeted flooring. The larger of the double rooms sits to your right initially as you reach the top of the stairs leaving an open floor space for a large double bed with additional soft furnishings while the space too benefits from a dual facing aspect and built in wardrobes however has the addition of an en-suite shower room with predominantly tile surround and radiator mounted below the frosted window. At the end of the hallway to your left two further bedrooms can be found both of which are laid with carpeted flooring with the slightly larger having a front facing aspect and the ability to fit a double bed with additional storage solutions whilst the smaller looks out towards the rear of the home, currently set up as a nursery, this space could be versatile in its use with tasteful neutral décor and radiator mounted below the window.

FIND US

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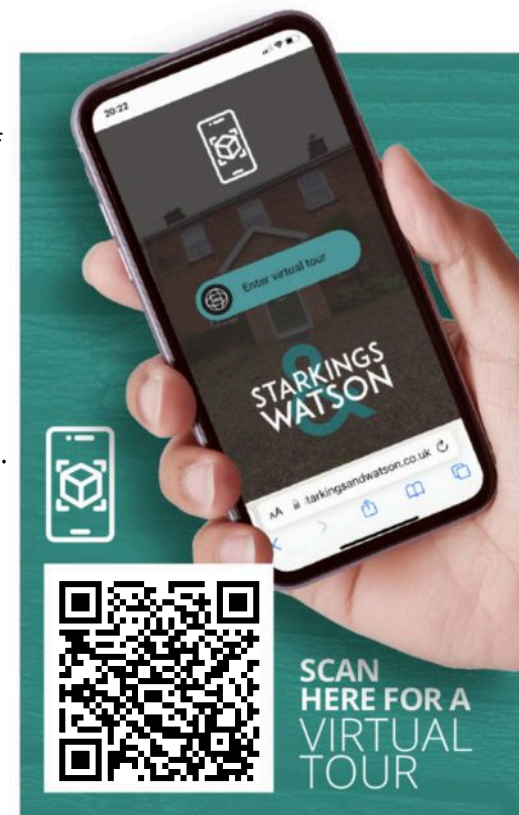
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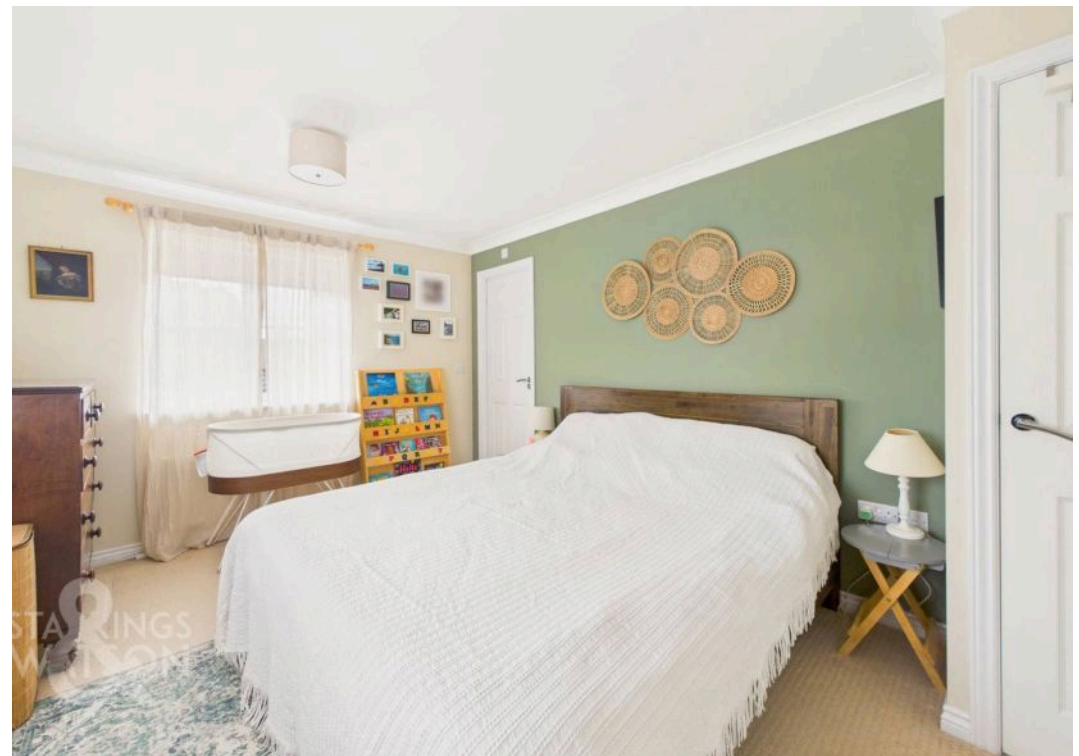
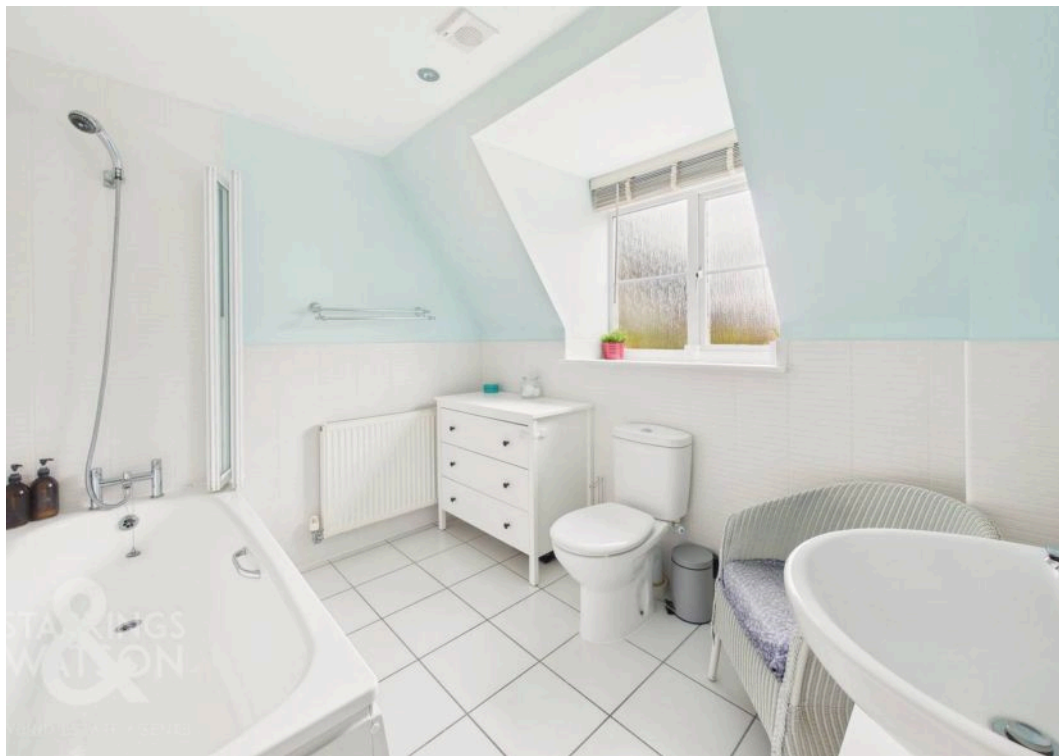
VIRTUAL TOUR

View out virtual tour for a full 360 degree of

AGENTS NOTE

The property benefits from solar panels which have on average produced £1000 PA income plus saving on electricity costs alongside a newly fitted 'Smart' EV charger, and automatically directs excess solar to EV. There is an annual service charge for the development which is charged at approximately £200 PA.



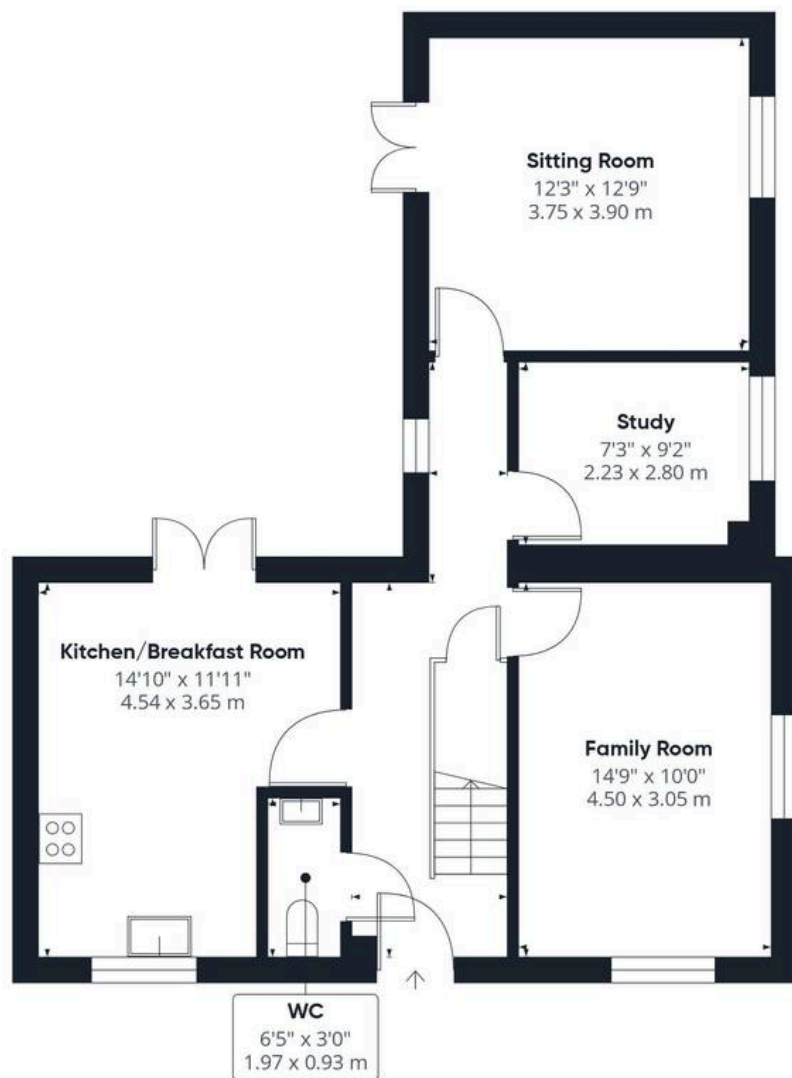




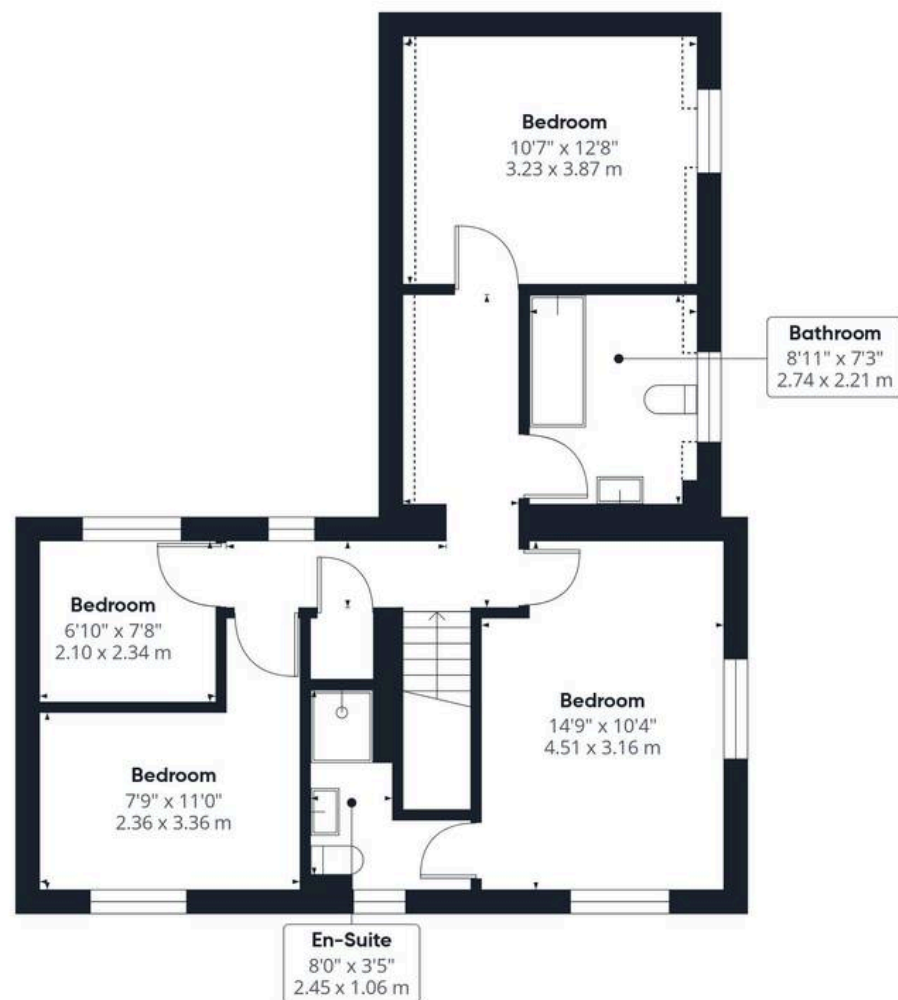
THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance condition. Exiting via the sitting room or kitchen will take you onto the flagstone patio seating area whilst the rest of the garden is fully enclosed with a mixture of timber panel fencing and brick walls. A raised rockery and multiple mature planting borders create colour and vibrancy whilst a lawn space reaches out to the side of the home where a timber shed can be found. From the patio a timber swinging gate allows for security while opening onto the driveway and garage with power and lighting. the property also benefits from an external weatherproof power socket.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1307 ft²

121.4 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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