



Ketts Hill, Norwich - NR1 4EX

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Ketts Hill

Norwich

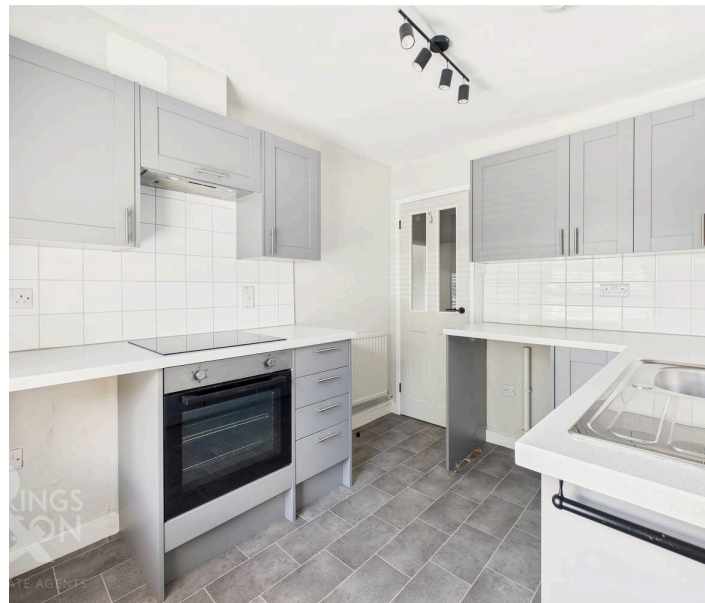
This SELF CONTAINED FIRST FLOOR FLAT has been FULLY RENOVATED, with a SPACIOUS LAYOUT which extends to over 600 sq. ft (stms). The accommodation includes a PRIVATE GROUND FLOOR ENTRANCE, 16' RECEPTION ROOM, modern FITTED KITCHEN, SHOWER ROOM and TWO BEDROOMS. All presented in IMMACULATE CONDITION.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: E

- Self Contained First Floor Flat
- 603 Sq. ft (stms) First Floor Flat
- Private Hall Entrance
- 16' Sitting Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- Modern Shower Room
- Walking Distance to City Centre



Located just outside the Norwich City Centre this property offers an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

The property fronts Ketts Hill with a separate entrance to the commercial and residential properties.



THE GRAND TOUR

The apartment offers a self contained access with a door concealing the stairs which leads to the first floor landing. Once upstairs fitted carpet runs through the landing area with a useful built-in storage cupboard and doors leading off. The kitchen sits to your left hand side with a front facing window and newly fitted range of wall and base level units, with tiled splash-backs running around the work surface and integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with space for general white goods, built-in storage cupboard and tiled effect flooring. Sitting opposite, the shower room can be found with a modern white three piece suite including storage under the hand-wash basin, double shower cubicle with tiled splash-backs and a thermostatically controlled shower. The sitting room enjoys dual aspect windows to front and rear, with built-in storage whilst two bedrooms lead off complete with fitted carpet underfoot and built-in storage to both bedrooms, with an interlinking door between the two.

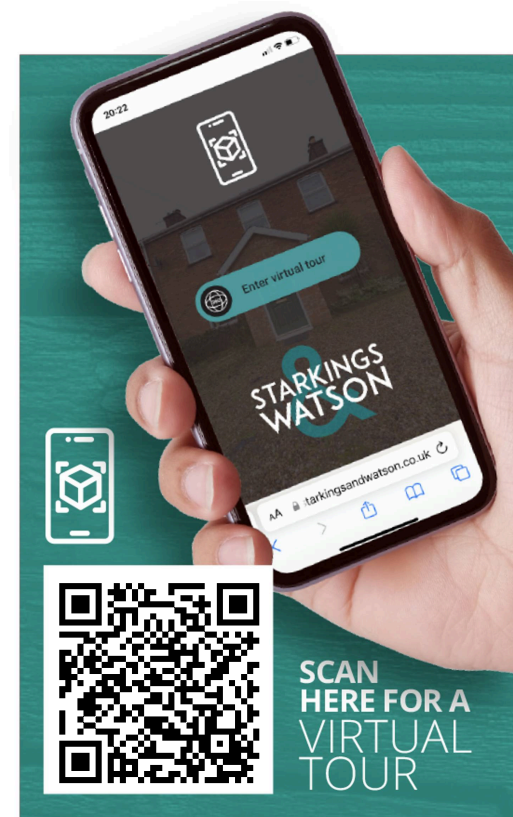
FIND US

Postcode : NR1 4EX

What3Words : ///prefer.drums.drill

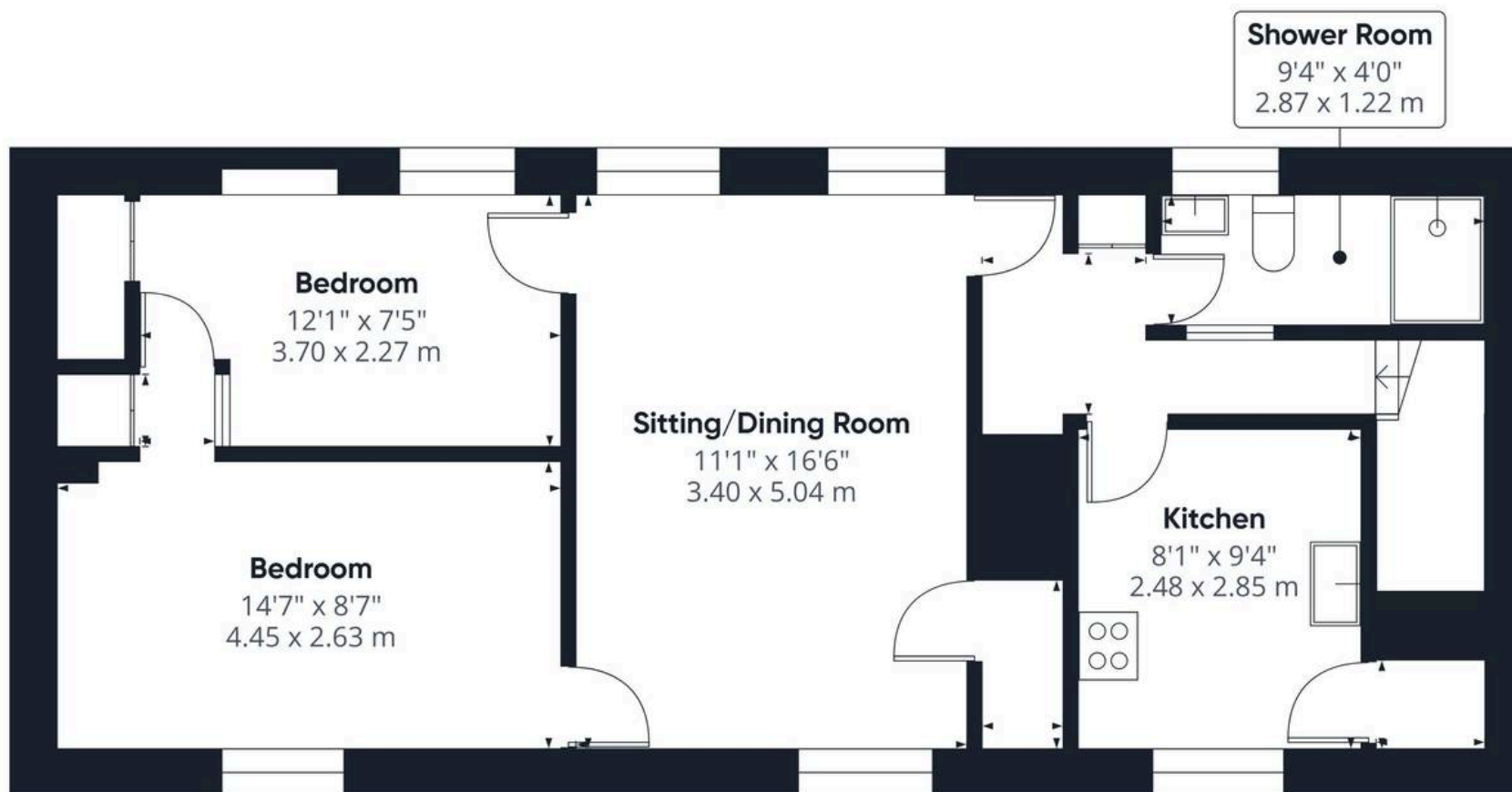
VIRTUAL TOUR

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









Floor 1

Approximate total area⁽¹⁾

603 ft²

56.1 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 are based on RICS IPMS 3C standard.

GIRAFFE360



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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.