



Fowell Close, Norwich - NR5 8NL



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Located at the top of this popular close is a WELL PRESENTED SEMI-DETACHED HOUSE offering ample OFF ROAD PARKING to the front and a GENEROUS GARDEN at the rear with external OUTBUILDING storage. The main living space comes in the form of a 20' DUAL ASPECT SITTING ROOM with all uPVC double glazed windows and carpeted flooring while a modern style kitchen sits on the adjacent side of the home leading into a UTILITY ROOM, ideal for a busy family. The first floor landing splits to give access to THREE BEDROOMS as well as the FAMILY BATHROOM and separate WC. This attractive home would make the ideal FIRST TIME BUY, family home or INVESTMENT purchase being nestled in an ever popular location with public transport links, schooling and all local amenities within walking distance.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Semi-Detached House
- Fantastic Decorative Order Throughout
- 20' Dual Aspect Sitting Room
- Modern Kitchen With Utility Room
- Three Bedrooms
- Family Bathroom & WC
- Generous Rear Garden
- Ample Off Road Parking

Located on the fringe of Norwich City, this property provides a delightful retreat from the hustle and bustle, but within convenient distance to the main shopping district, University of East Anglia, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

SETTING THE SCENE

The property is located towards the top of this popular close set behind a large shingle driveway suitable for the parking multiple vehicles whilst a sign access gate takes you directly into the rear garden.



THE GRAND TOUR

Once inside the bright and airy décor will be the first thing to greet you with decorative panelled walls adding texture to the initial entrance space. All wooden effect flooring gives you access to the ground floor accommodation as well as stairs for the first floor whilst turning right takes you into the main living accommodation in the form of a 20' dual aspect sitting room laid with all carpeted flooring. Due to its position, the room can bask in natural light with more than enough room for a sitting room suite and additional soft furnishings. The adjacent side of the home is occupied by the fully fitted kitchen with a mixture of wall and base mounted storage units set upon wooden effect flooring with all tiled splashbacks leaving room for multiple free standing appliances such as an oven and hob, dishwasher, fridge/freezer with space for a breakfast table. Just off from this space is the handy utility room offering direct access to the sizeable under the stairs storage cupboard and creating space with plumbing for a washing machine and tumble dryer where the wall mounted combination gas boiler can also be found sitting opposite the door into the rear garden.

The first floor landing splits in both directions to allow access into all three of the bedrooms within the property as well as the separate WC to your left hand side with low level wall mounted radiator and bathroom at the very rear of the home with a predominantly tiled surround, electric shower mounted over the bath and low level radiator. The smaller of the bedrooms sits next to the bathroom with all carpeted flooring. This space overlooks the rear garden and leaves more than enough room for a single bed with additional soft furnishings with potential to fit a double bed. Also the larger of the bedroom sits on this side of the home as well. However occupying a front facing aspect, this room benefits from the addition of all carpeted flooring and decorative panelling with large open floor space conducive to a potential choice of layouts suitable for a large double bed with additional storage solutions. The second of the double bedroom sits on the adjacent side of the home again with all carpeted flooring.

This room too leaves more than enough space for a large double bed with additional soft furnishings whilst benefiting from handy over the stair storage cupboards built within the walls.

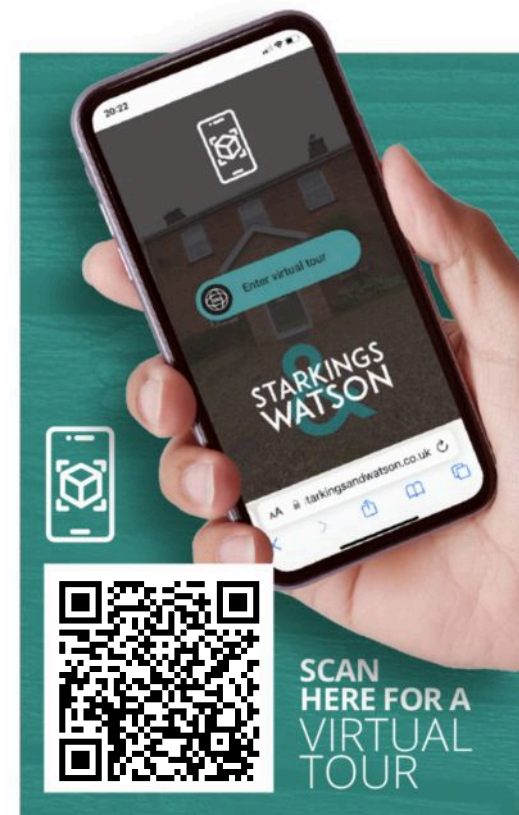
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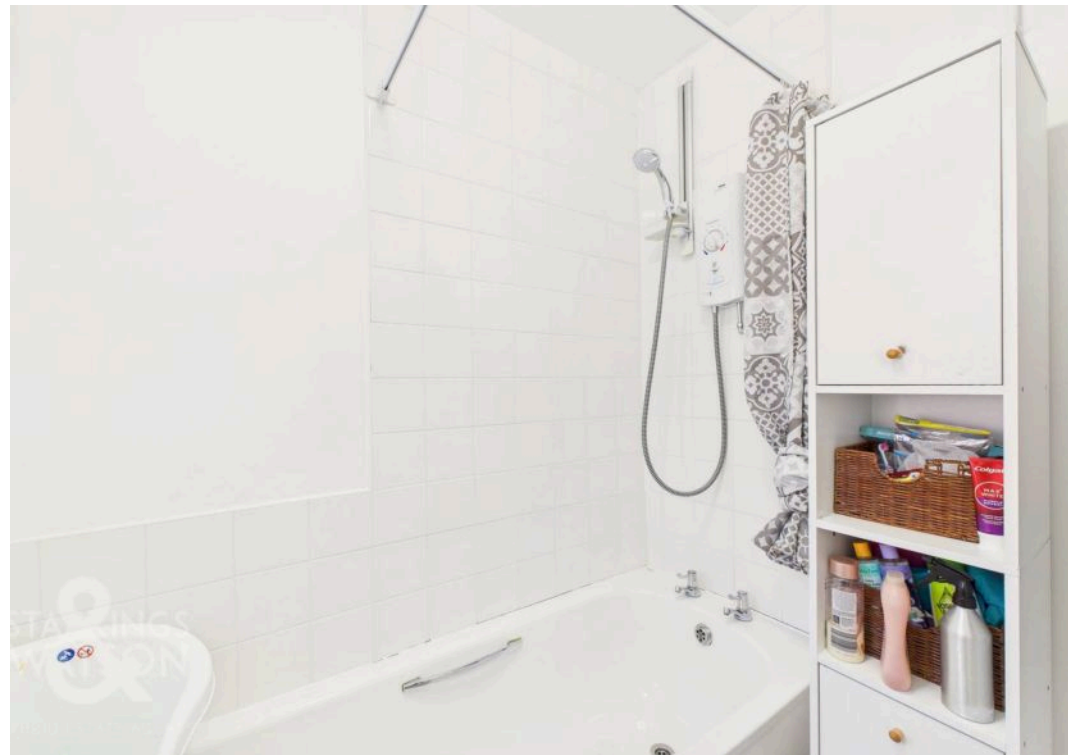
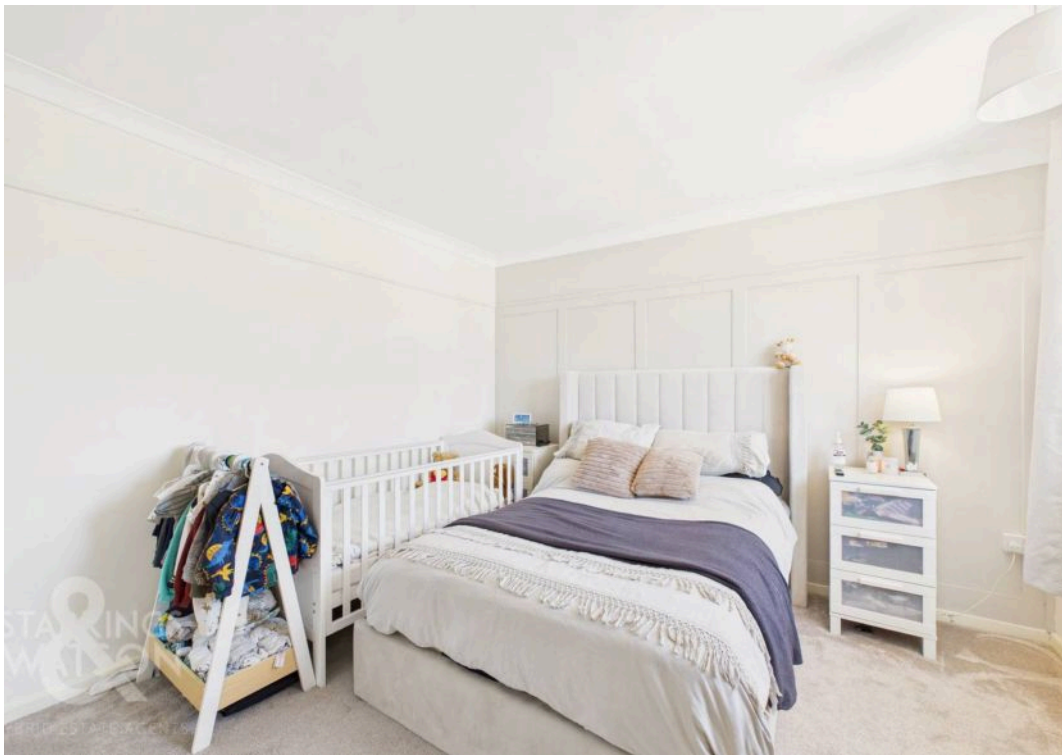
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VIRTUAL TOUR

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



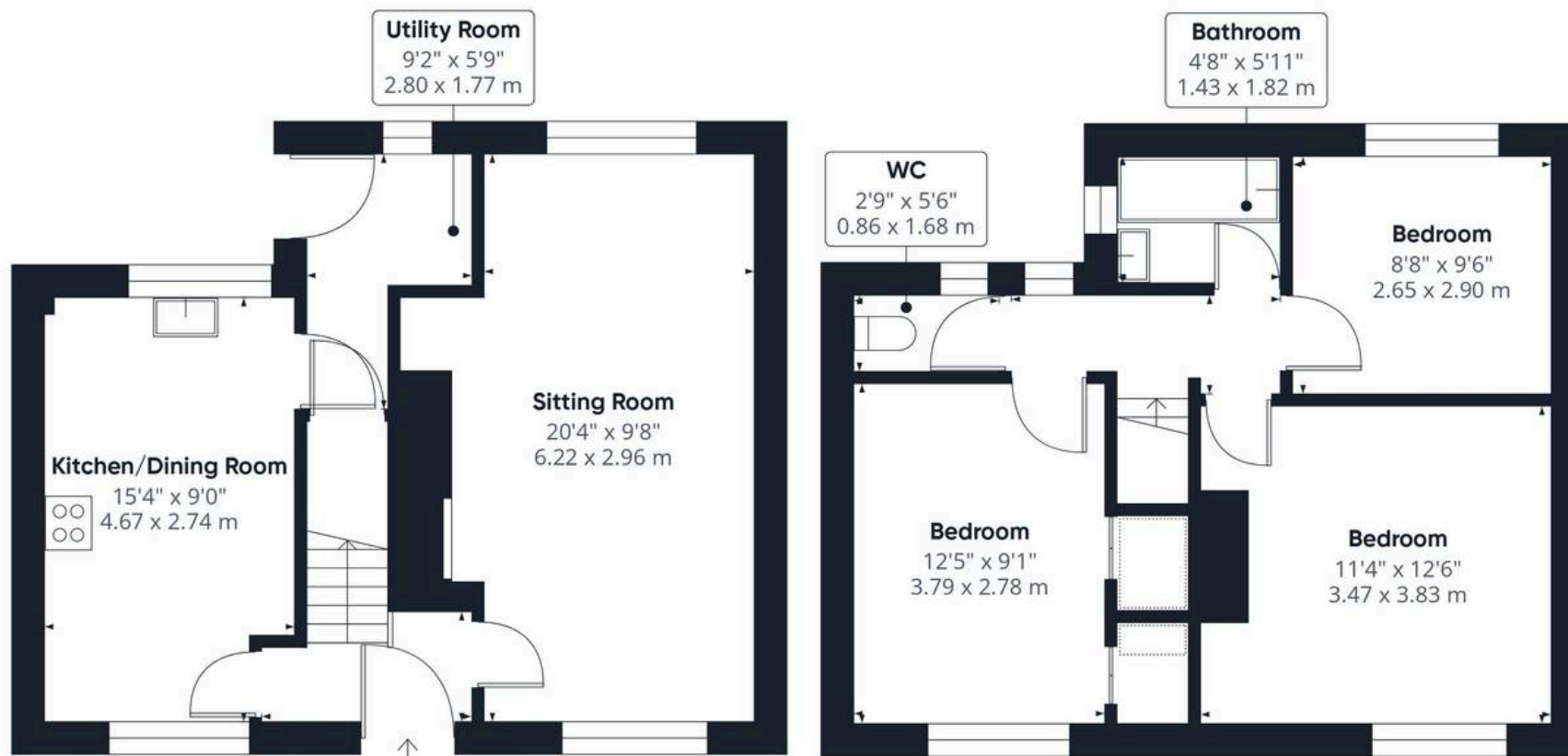




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing and initially opens up to a concrete space with external brick storage shed. The garden reaches out beyond this, all laid to lawn. Due to its generous size and privacy, the space is perfect for a family to enjoy with a raised planting, wild garden to your left hand side and timber storage shed at the very rear.





Approximate total area⁽¹⁾

858 ft²
79.6 m²

Ground Floor

Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE 360



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