



The Hedgerows, Norwich - NR5 9BP



## The Hedgerows

Norwich

NO CHAIN. Situated on a GENEROUS PLOT this DETACHED HOME has been altered to create a SUCCESSFUL STUDENT LET however could very easily be changed to make the ideal FAMILY HOME if desired. There is a potential for THREE RECEPTION ROOMS to be found on the ground floor with a snug/study flowing into the 14' sitting/dining room and ground floor bedroom, perfectly positioned for a separate dining room next to the kitchen amongst many other potential options, giving this home ample VERSATILITY. The first floor offers FOUR BEDROOMS off the landing with SEPARATE SHOWER ROOM and BATHROOM as well as ground floor WC. The rear garden is generous in size with matured shrubs and hedges to the borders and large shingle DRIVEWAY with DOUBLE GARAGE also.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain
- Detached House
- Successful Student Let Or Potential Family Home
- Generous Corner Plot
- Five Bedrooms
- Separate Bathroom, Shower Room & Ground Floor WC
- Off Road Parking & Double Garage
- Close to UEA & Norfolk & Norwich Hospital
- Local Schools Listed As Outstanding

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You will also find the UEA, Norfolk and Norwich Hospital and Research Park within only a few minutes drive as well as the Longwater Retail park just a 10 minute drive away. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

#### SETTING THE SCENE

The property can be found set back from the street where a low level brick wall and mature shrubs open onto a well proportioned shingle driveway suitable for the parking of multiple vehicles. To your left a detached double brick garage can be found with access taking you through to the rest of the garden.



## THE GRAND TOUR

Stepping inside to the property, an entrance lobby is the first space to meet you with all wooden effect flooring allowing the ideal space to slip off coats and shoes. Immediately to your left, a two piece WC can be found with frosted glass window to the front of the home and low level radiator, whilst just beyond an internal storage cupboard, the snug sitting room can be found with uPVC double glazed window taking you towards the garden - this space is perfect to be used as a home office or potential children's playroom. The main living area comes just off from the lobby to your right in the form of a 14' sitting room, with a large double glazed window overlooking the frontage allowing natural light to fill the room. Due to the layout of the property, there is potential to create a free flowing design by opening the wall at the bottom of the stairs into the rear reception room if required. The kitchen sits just off from the sitting room with a mixture of wall and base mounted storage units, which in turn give way to integrated appliances such as an oven and hob, with space for additional appliances such as a dishwasher, washing machine and fridge freezer. Just off from the kitchen is the potential third reception room currently functioning as a bedroom, with double glazed sliding doors onto the rear garden patio. This room could either be knocked through to the kitchen to create a large open plan feel or looped back through at the foot of the stairs to create that free flowing circular design.

The landing splits in both directions to allow access to all four further double bedrooms, as well as a separate three piece bathroom, featuring shower head, electric shower and a predominantly tiled surround. The shower room is sat just next door, featuring a corner shower unit, low level radiator and vanity storage. To the top of the stairs one double bedroom can be found to the right hand side, with all carpeted flooring leaving more than enough space for a double bed and soft furnishings, whilst three further double bedrooms can be found towards the left of the property at the front, with two generously sized double bedrooms either side of the slightly smaller one in the middle, all of which could easily accommodate double beds with additional soft furnishings and storage solutions.

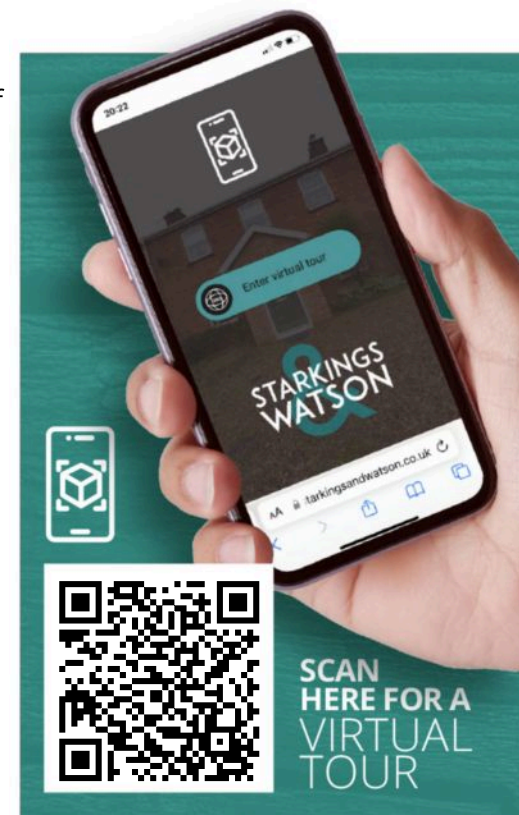
## FIND US

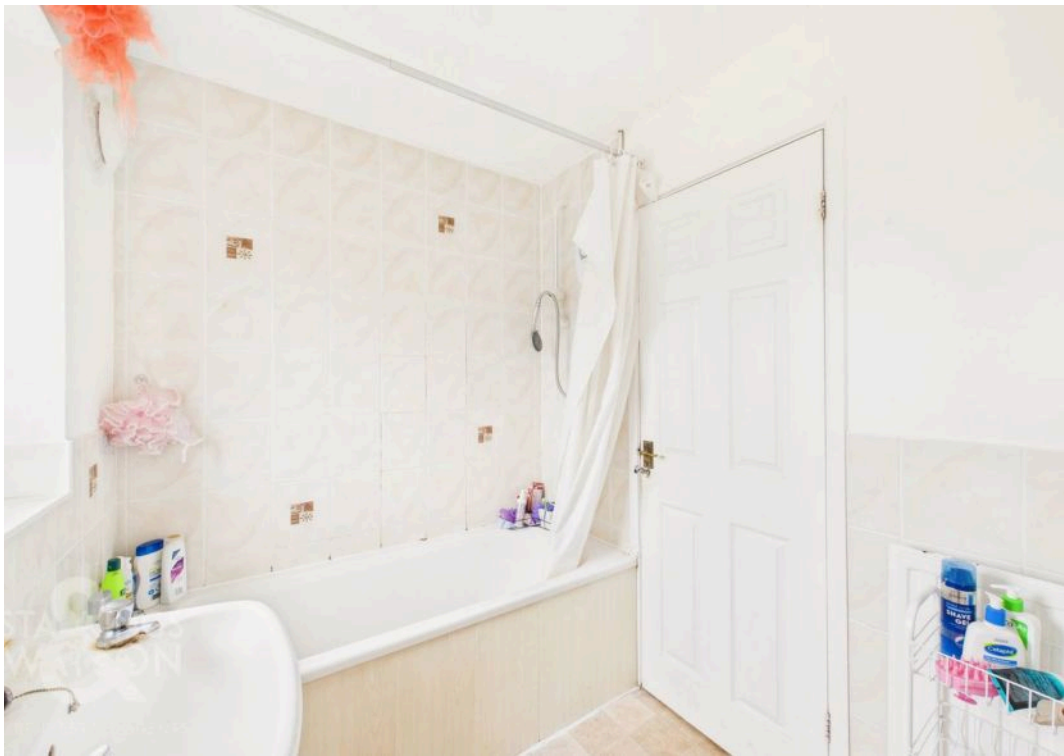
Postcode : NR5 9BP

What3Words : ///softly.tape.kicks

## VIRTUAL TOUR

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







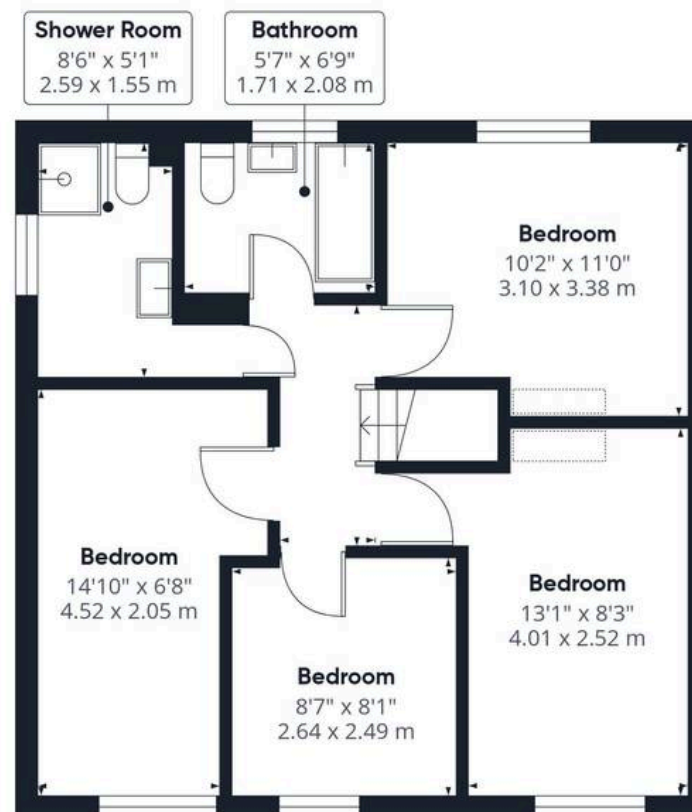
## THE GREAT OUTDOORS

The rear garden is generous in size and has a timber panel fence with mature shrubs and borders running around the exterior. A large open lawn space allows for the perfect area to host family and friends with large flagstone patio as you exit the ground floor bedroom.





Ground Floor



Floor 1

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

1061 ft<sup>2</sup>

98.5 m<sup>2</sup>

**Reduced headroom**

17 ft<sup>2</sup>

1.5 m<sup>2</sup>

(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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