



The Hedgerows, Norwich - NR5 9BP



The Hedgerows

Norwich

NO CHAIN. Situated in a popular close, near to LOCAL OFSTED OUTSTANDING SCHOOLS, DOCTORS and THE UEA, this DETACHED HOUSE has been a successful STUDENT LET for some years now and has been well maintained, however could easily become a VERSATILE and ATTRACTIVE FAMILY HOME. whilst there are currently SIX BEDROOMS on offer, two ground floor bedrooms could be changed to give THREE RECEPTION ROOMS as part of a GARAGE CONVERSION with four bedrooms remaining on the first floor. A well-lit 16' sitting/dining room is the main living space on the ground floor with newly fitted kitchen to the rear overlooking the garden with WC and shower room under the stairs with the new family bathroom coming to the first floor. The property has been WELL MAINTAINED and had new kitchen and bathrooms. The rear garden is bordered by mature shrubs and hedges and due to its elevation, gives a private setting while a large SHINGLE DRIVEWAY to the front of the home gives ample OFF ROAD PARKING.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain
- Detached House
- Successful Student Let Or Potential Family Home
- Converted Garage Currently A Bedroom
- 16' Sitting/Dining Room
- Six Bedrooms Currently
- Large Rear Garden
- Ample Off Road Parking
- Close to Ofsted Outstanding Listed Schools

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, schools (rated by Ofsted as Outstanding), 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 is set back from the street at the front of this popular close where a low level brick wall and mature shrubs open to a large single driveway giving parking for multiple vehicles sat in front of the garage. The front portion of the garage still remains as a potential bike store and storage space whilst the rear has been converted. Access to the property can come either into a secondary hallway next to the garage or through the main front door at the front of the home.

THE GRAND TOUR

Stepping in through the main entrance the central hallway is the first place to greet you with stairs taking you towards the front floor and hallway granting access to all accommodation on the ground floor as well as handy two piece WC set underneath the stairs as well as handy under the stair WC and shower room complete with modern aqua board surround and frosted glass windows. The main living space sits opposite the shower room in the form of a 16' sitting and dining room. A large uPVC double glazed window overlooks the frontage allowing natural light to fill the space where carpeted flooring leaves more than enough room for a formal dining table and sitting room suite. Potential to create a more open plan feel comes towards the rear of the home where the potential third reception room currently functions as a ground floor double bedroom with French doors taking onto the rear garden patio. This room is more than large enough to accommodate a double bed with further storage solutions however could be altered to create a more open plan or free flowing design by opening through into the kitchen or sitting room at the front of the home. The kitchen itself is located at the end of the hallway and offers an array of wall and base mounted storage units with updated modern tiling giving way to more than enough space with plumbing for additional white goods such as a oven and hob, dishwasher, washing machine and tumble dryer.

Just off from the kitchen is a secondary hallway leading you from the driveway to the rear garden whilst access comes to the left into the converted garage space which currently houses the sixth bedroom however could make the perfect children's playroom or home office if desired.

The first floor landing allows access into four further double bedrooms as well as a updated bathroom with floor to ceiling modern aqua boarding and shower head with glass screen mounted over the bath. The two larger double bedrooms come towards the edge of the home with the first overlooking the front of the home and large carpeted floor space leaving more than enough room for a double bed and storage solutions only slightly bigger than the room to the rear which has a similar layout with large open carpeted floor space overlooking the rear garden. Two smaller bedrooms sit on the opposite side of the home again, one with a front and the other with a rear facing aspect. Whilst these rooms can easily accommodate a double bed, their layouts differ slightly with the room at the front of the home featuring a potential storage space built over the stairs.

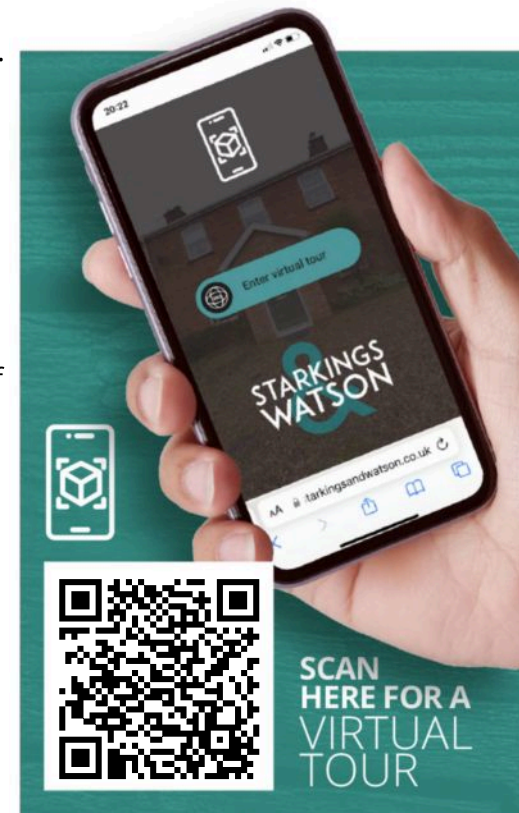
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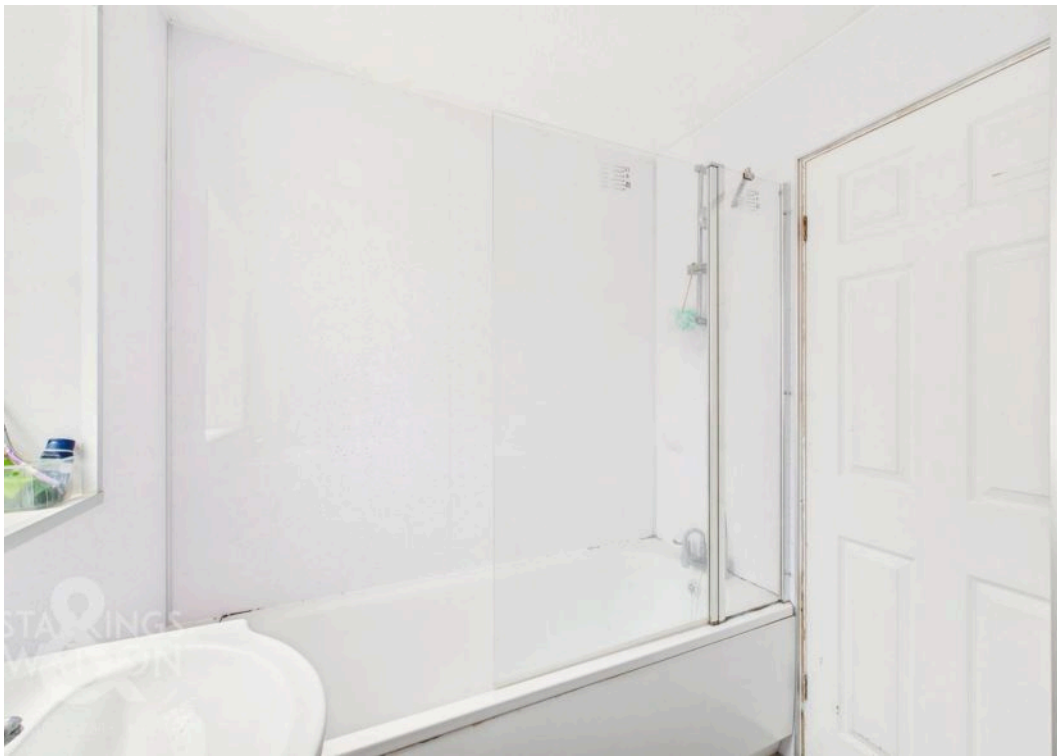
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VIRTUAL TOUR

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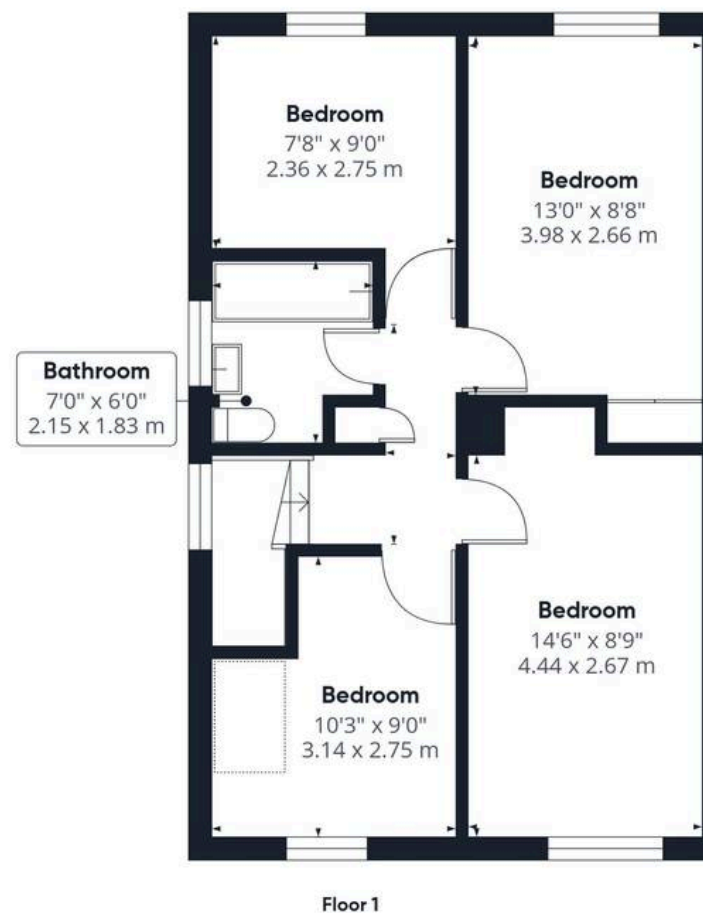
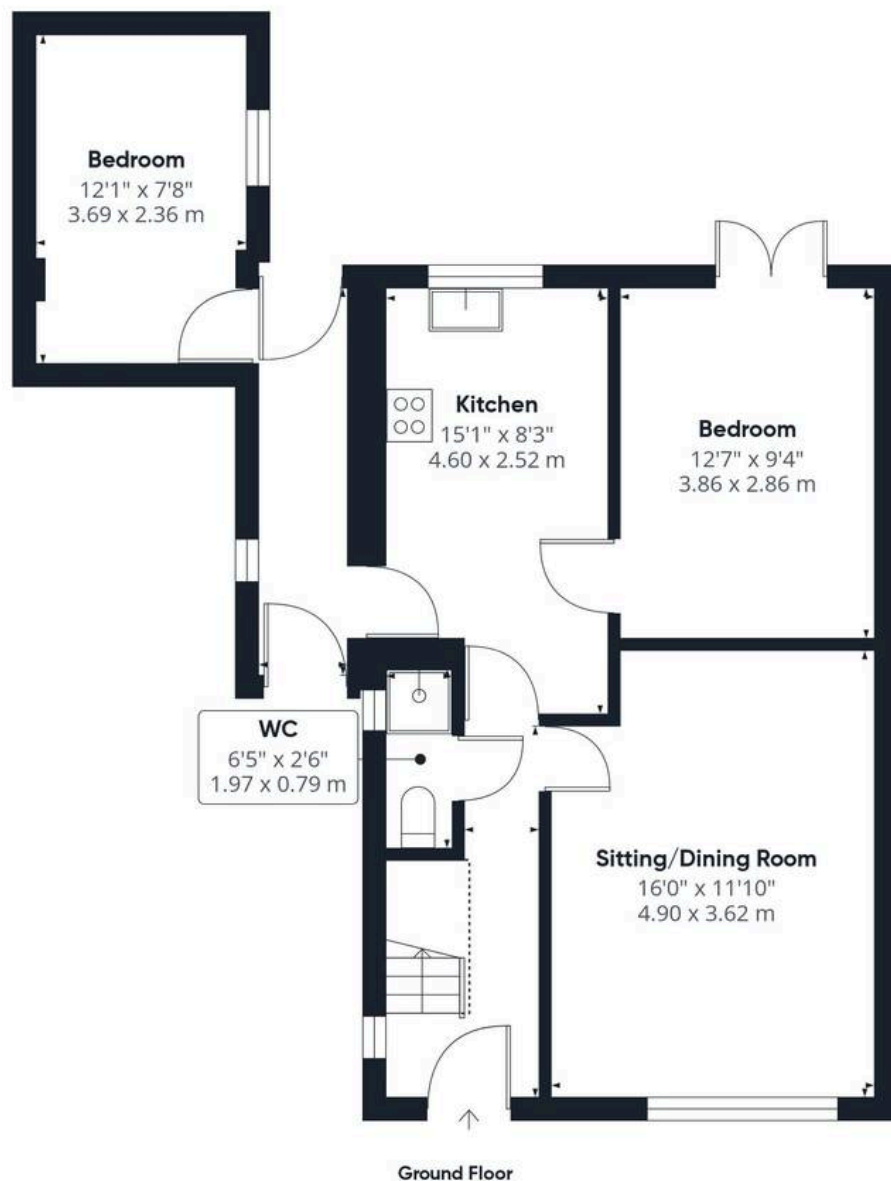




THE GREAT OUTDOORS

The rear garden initially opens from the ground floor bedroom with a large patio seating area while the lawn sprawls out beyond this creating an inviting space to entertain family and friends where a mixture of timber panel fencing and brick wall are paired with mature shrubs and tree borders to add to the privacy of the garden.





Approximate total area⁽¹⁾

1110 ft²
103.1 m²

Reduced headroom

15 ft²
1.4 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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