



Beaumont Road, Norwich - NR5 0HQ



Beaumont Road

Norwich

Situated in the sought-after residential area of COSTESSEY, this SEMI-DETACHED BUNGALOW has been MODERNISED and offers a FANTASTIC LAYOUT with OPEN PLAN space. Internally comprising a HALLWAY ENTRANCE with doors opening to the TWO DOUBLE BEDROOMS with a FAMILY BATHROOM conveniently located at the end of the hall. Opening to the left, the 23' OPEN PLAN SITTING and DINING ROOM is the heart of the home with a step down into the KITCHEN. Outside, DRIVEWAY PARKING can be found at the front for up to five vehicles with a GARAGE. This property also offers a PRIVATE and ENCLOSED rear GARDEN.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi-Detached Bungalow
- Well Presented & Modernised
- 23' Open Plan Sitting/ Dining Room
- Well Finished Modern Kitchen & Bathroom
- Two Bedrooms
- Generous Driveway Parking & Garage
- Private & Enclosed Garden
- Close Proximity to a Range of Amenities

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

SETTING THE SCENE

Set back from the road and brick wall enclosed, the property offers a shingle frontage for ample off-road parking, a shallow step leads up to the main entrance.



THE GRAND TOUR

Stepping inside, you are greeted to the welcoming hallway entrance, offering wood flooring underfoot for ease of maintenance. Immediately to the left, the main bedroom enjoys a front facing aspect from uPVC double glazed windows, ensuring the room is filled with natural light, fitted carpets can be found underfoot with ample space for a large bed and storage solutions. To the end of the hallway to the right, the second double bedroom offers hard flooring and enjoys a rear facing aspect with a large radiator keeping the space warm year round. Adjacent, the family bathroom is modern and well appointed offering a three piece suite including a shower over the bath with a glass splashback. Floor to ceiling tiling is offered throughout and a large heated towel rail is mounted to the left wall.

Heading to the left at the end of the hallway, the 23' sitting and dining room is light and bright with tiled flooring underfoot. Plenty of space can be found for formal dining and storage with integral storage cupboards between the chimney breasts. The Kitchen can be found at the end of the room, a step down and with further hard flooring and offering a French door exiting to the garden. The kitchen itself offers a range of wall and base storage cupboards, with integral appliances and further under-counter space for white goods.

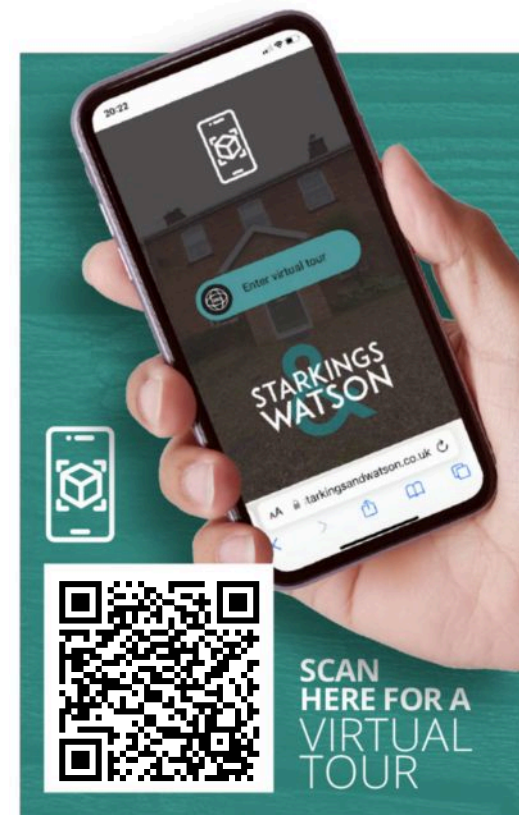
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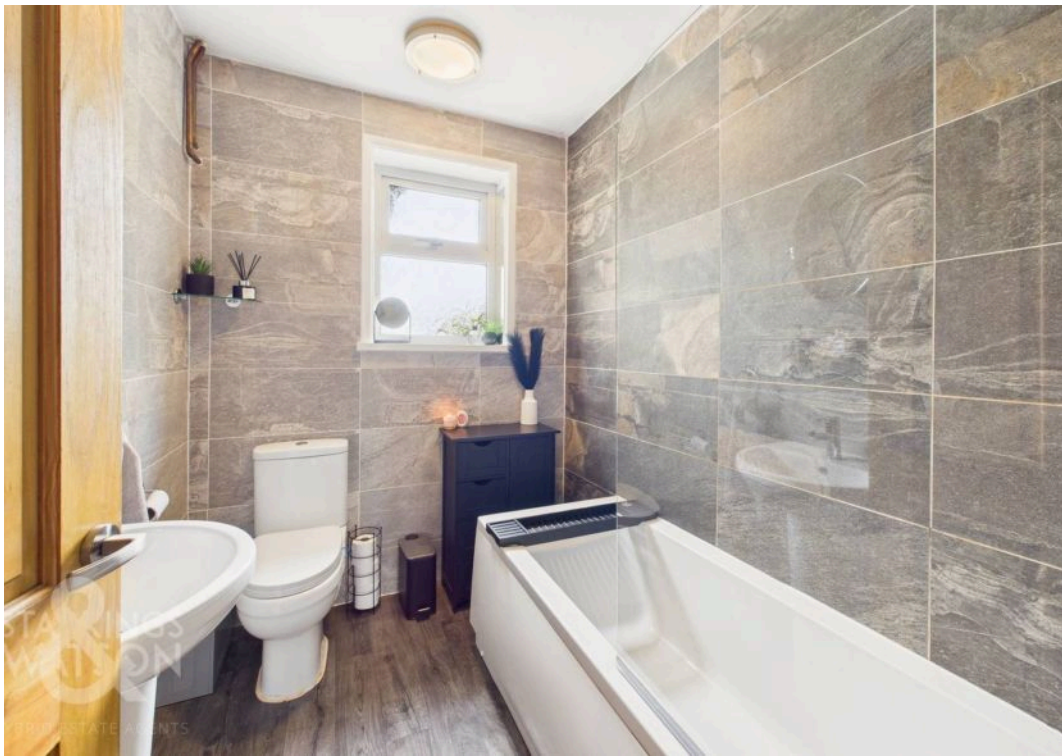
Postcode : NR5 0HQ

What3Words : [///jumped.wisely.claims](http://jumped.wisely.claims)

VIRTUAL TOUR

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



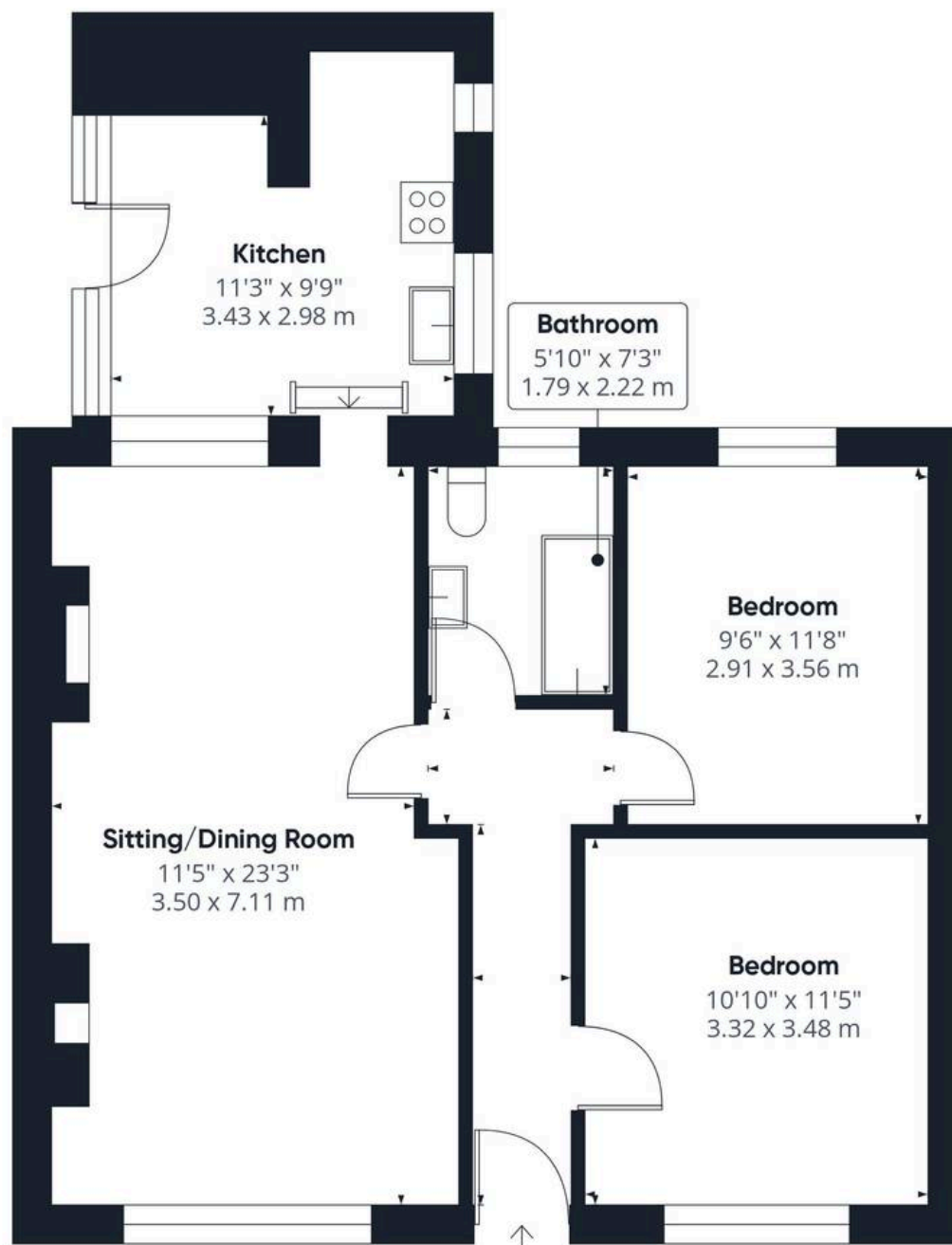




THE GREAT OUTDOORS

Stepping outside, the garage can be found offering a large and practical storage space. The garden itself initially offers a flagstone patio with ample space for outdoor furniture to enjoy the summer months. The remainder of the garden is predominantly laid to lawn with a patio walkway leading to a storage shed/ summerhouse.





Approximate total area⁽¹⁾

743 ft²
69 m²

(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.

GIRAFFE360



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