



The Hedgerows, Norwich - NR5 9BP





## The Hedgerows

Norwich

Occupying a generous CORNER PLOT this LINK-DETACHED HOUSE has been altered to offer a total of SIX BEDROOMS however the living space could be extremely VERSATILE in their usage depending on a buyers needs. The ground floor currently offers an 18' open living space forming the current sitting and dining rooms while a flexible room behind this currently operates as the sixth bedroom but could easily be a SEPARATE DINING ROOM or made into a more open plan style with the KITCHEN sat just next door. A converted garage offers a further bedroom next to a shower room making this ideal for MULTI-GENERATIONAL LIVING. The first floor landing leads to four further bedrooms as well as a three piece FAMILY BATHROOM. The rear garden is FULLY ENCLOSED and PRIVATE with large lawn space and large frontage giving AMPLE OFF ROAD PARKING.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Link-Detached House
- Attractive & Generous Corner Plot
- Versatile Living Accommodation Spanning Over 1150 Sq. Ft (stms)
- Separate Sitting & Dining Room/Bedroom
- Currently Offering Six Bedrooms
- Family Bathroom, Shower Room & WC
- Fully Enclosed Rear Garden
- Ample Off Road Parking

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 is set back from the street where a low level brick wall is paired with colourful hedgerows adding vibrancy to the front of the home where an opening then leads you towards a large shingle off road parking space suitable for the parking multiple vehicles. Whilst the garage has been converted, the front retains storage space ideal for smaller goods, bikes and other garden equipment.



## THE GRAND TOUR

Once inside, a central lobby allows access to all living accommodation on the ground floor as well as stairs for the first floor and under the stair two piece WC. Initially turning to your right the converted garage currently functions as a ground floor bedroom however could be used as a home office or children's playroom with uPVC double glazed windows backing onto the rear garden. Just next door to this bedroom is a handy ground floor shower room complete with a fully tiled surround and wall mounted shower head, ideally positioned for those in need of multi-generational living. The kitchen emerges at the end of the hallway with a mixture of wall and base mounted storage units leaving room for multiple white goods with additional plumbing and integrated oven and hob fitted with access door taking you into the rear garden. Just off from the kitchen is another versatile living space currently forming another ground floor bedroom however, due to its position, would make the ideal dining room with potential to combine this with both or either the sitting room and kitchen to create a more open plan design. The main living space comes in the form of an 18' sitting room with views towards the front of the home. This space is more than large enough to accommodate a large sitting room suite with dining room area currently located through a brick archway.

The first floor landing splits to allow access into all four of the double bedrooms as well as a fully tiled three piece bathroom suite complete with showerhead and glass screen mounted over the bath and low level radiator. The smaller of the double bedrooms can be found just behind the bathroom with views into the rear garden. This space is laid with all carpeted flooring whilst the slightly larger double bedroom, similar in layout sits towards the front of the property with handy over the stair storage shelf and uPVC double glazed window with radiator mounted below.

The two larger double bedrooms sit on the adjacent side of the home again with the slightly smaller generous double being located at the rear of the property with more than enough floor space to accommodate a double bed with large storage solutions and soft furnishings whilst the largest of all the bedrooms comes at the very front of the property again with more than enough carpeted floor space for a large double bed, additional storage solutions and soft furnishings.

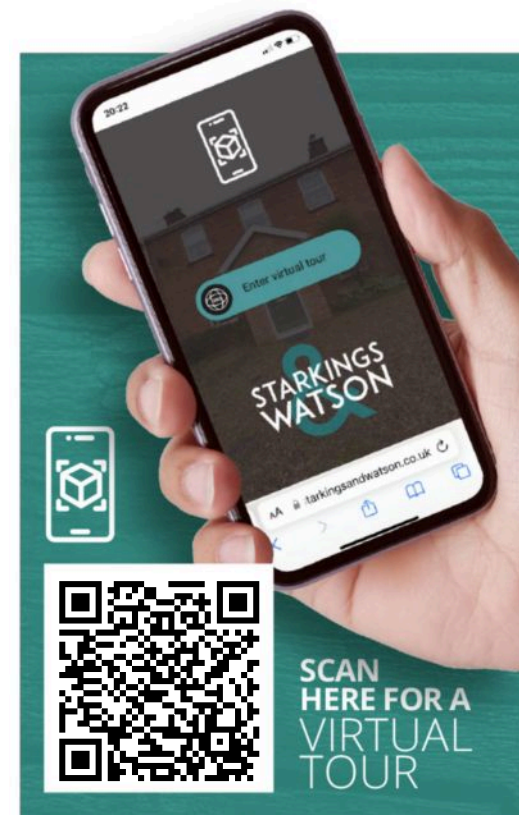
## FIND US

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What3Words : ///resort.pasta.showed

## VIRTUAL TOUR

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







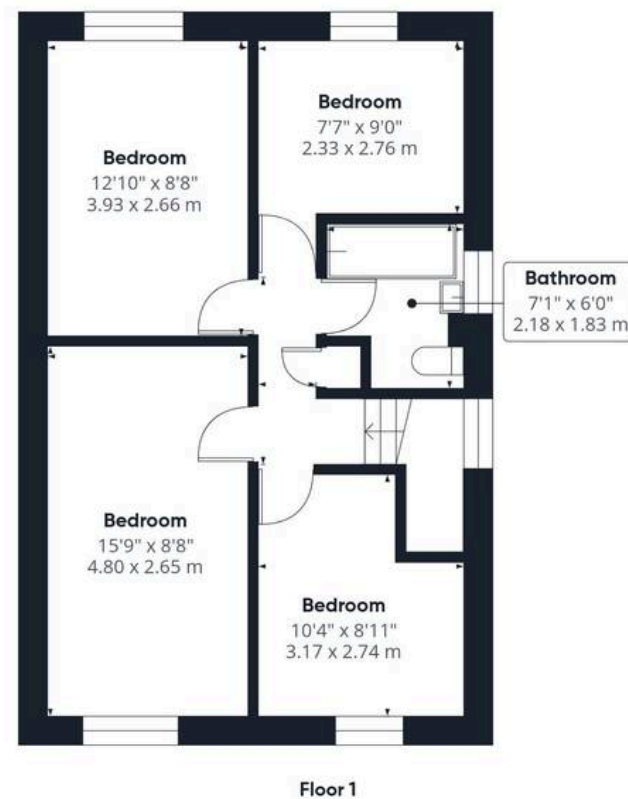
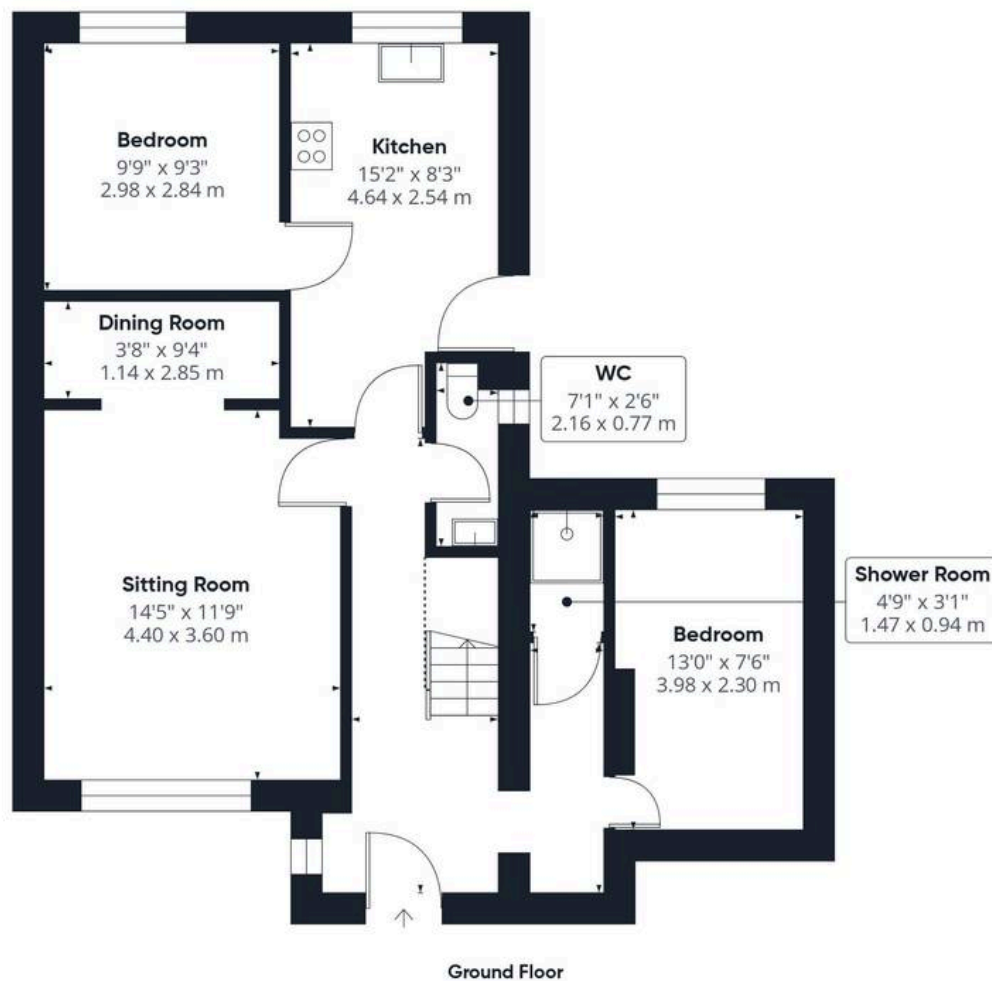




## THE GREAT OUTDOORS

The rear garden is accessed via the door from the kitchen, with it being fully enclosed by a mixture of timber panel fencing and brick wall walls, with mature trees and shrubs around the border of the property adding to the privacy of its setting. A large lawn space is ideal for family and friends to enjoy, with timber swinging gate taking you back towards the front of the home.





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

1152 ft<sup>2</sup>

107 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 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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