



Beaconsfield Road, Norwich - NR3 4AB



Beaconsfield Road

Norwich

NO CHAIN. Situated in the ever popular NR3 AREA, this turn-key MID-TERRACE HOUSE is IMMACULATEDLY PRESENTED throughout, perfect for a FIRST TIME BUYER. Boasting an inviting 11' BAY FRONTED SITTING ROOM that complements the separate DINING ROOM, with INTEGRAL STORAGE. The MODERN and well-appointed galley KITCHEN offers a functional and stylish cooking space, leading to the three piece FAMILY BATHROOM complete with a shower over the bath. Upstairs, the property comprises TWO/THREE BEDROOMS with the MAIN BEDROOM leading to a third bedroom or ideal STUDY space. Outside, the beautifully maintained END-OF-BISECT GARDEN offers a private retreat with beautiful plantings and a RAISED PATIO perfect for outdoor furniture to enjoy the sunshine.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Popular NR3 Location
- Immaculately Presented Throughout
- 11' Bay Window Fronted Sitting Room & Separate Dining Room
- Modern & Well Appointed Galley Kitchen
- 2/3 Bedrooms
- Three Piece Family Bathroom With Shower Over
- Beautifully Maintained End-Of-Bisect Garden

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With excellent local bus routes a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

SETTING THE SCENE

The property can be found set back from the road, with a brick wall enclosed frontage offering a mosaic tiled walkway leading up a shallow step to the main entrance with lavender plantings along the border and a range of colourful potted plants.



THE GRAND TOUR

Stepping inside, engineered wood flooring runs underfoot opening into the spacious bay window fronted sitting room, offering space for a range of soft furnishing layouts with a feature fireplace and recesses on either side offering integral storage and shelving. Moving past the stairway and into the dining room, with continued engineered wood flooring, large uPVC double glazed windows overlook the garden and integral storage can be found to the corner. Moving through the property, the fully fitted kitchen offers a range of wall and base storage cupboards with under counter space available for white goods including a washing machine and freestanding oven with integrated extractor above. Mosaic tiled flooring runs underfoot with a door to the left opening to the garden space. Beyond the kitchen and into the three family bathroom, offering a shower over the bath with a primarily tiled splashback and a uPVC window with a gas radiator beneath.

Ascending the carpeted stairway to the first floor landing, doors open to two double rooms. To the left, the first room enjoys a front facing aspect with continued carpeted flooring and an integral storage cupboard to the corner of the room with loft access. Opposite, the main bedroom offers space for a large double bed and further storage furniture with a door in the corner of the room leading to the third bedroom or study space with a view overlooking the garden and carpeted flooring running underfoot.

FIND US

Postcode : NR13 4AB

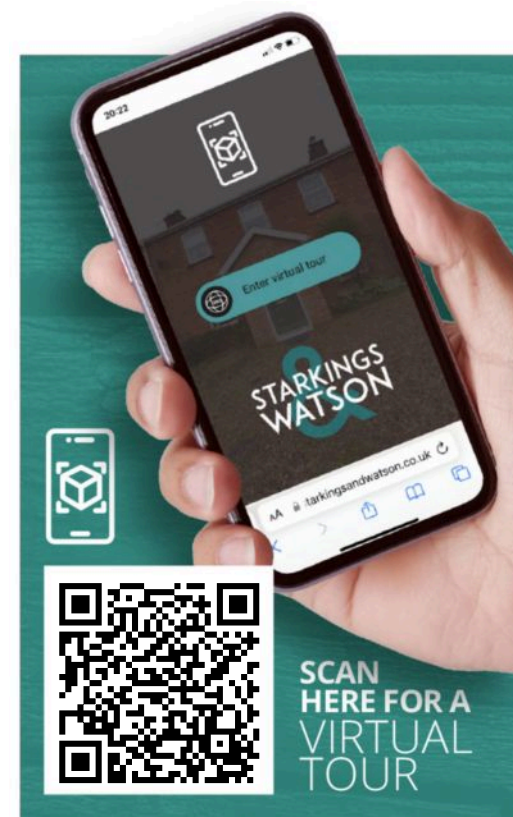
What3Words : /// [softly.badge.mint](https://www.what3words.com/softly.badge.mint)

VIRTUAL TOUR

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

AGENTS NOTES

Fixtures, fittings and white goods can be included subject to separate negotiation.



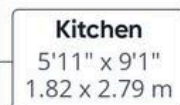




THE GREAT OUTDOORS

Stepping outside a paved walkway is bordered by timber panel fencing with a wooden latch and brace door leading out. A wooden sleeper walkway leads through, surrounded with a variety of coloured plantings and established shrubs. The end of the garden offers a raised flagstone patio, ideal for outdoor seating to enjoy the summer months and a wooden storage shed can be found adjacent to the building property.





Floor 1

Approximate total area⁽¹⁾
678 ft²
63.1 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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