



Vanguard Chase, Norwich - NR5 0UG



Vanguard Chase

Norwich

NO CHAIN! Prominently positioned on the FRINGES OF THE DEVELOPMENT enjoying FIELD VIEWS, this immaculately presented MID-TERRACE TOWNHOUSE offers a SPACIOUS and VERSATILE LAYOUT, with a BRAND NEW BOILER fitted August 2025 for added PEACE OF MIND. The property comprises a HALLWAY ENTRANCE with generous INTEGRAL STORAGE and a convenient two-piece W.C, leading to a UTILITY ROOM and the first DOUBLE BEDROOM. The first floor boasts a free flowing layout including the 16' open plan KITCHEN including INTEGRATED APPLIANCES and DINING ROOM whilst double doors lead into the spacious 16' SITTING ROOM. Stairs rise to the second floor where doors open to THREE BEDROOMS. The MAIN BEDROOM boasts a three-piece ENSUITE SHOWER ROOM, whilst the remaining bedrooms are serviced by a centrally located FAMILY BATHROOM, including a SHOWER OVER. Stepping outside, practicality is key with DRIVEWAY PARKING to the front and an INTEGRAL GARAGE. The REAR GARDEN offers a peaceful sanctuary, PRIVATE and FULLY ENCLOSED.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Mid-Terrace Townhouse
- Positioned on the Fringes of the Development
- 16' Sitting Room
- 16' Open Kitchen & Dining Room
- Four Bedrooms
- Private & Enclosed Rear Garden
- Driveway Parking & Integral Garage

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 also have the Longwater Retail Park just a 10 minute drive away, offering a full range of retail outlets. 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 road with a generous driveway leading up to the garage and a flagstone pathway leading up to the main entrance at the front of the property.



THE GRAND TOUR

Stepping inside, the welcoming hallway entrance offers hard flooring underfoot for ease of maintenance with two large integrated storage cupboards on the left hand side and a conveniently located two piece W.C. Another doorway opens to the integral garage and stairs rise to the first floor with further storage space beneath. At the end of the hallway, the utility room offers space for white goods and a stainless steel sink with a further door leading out to the garden. The first double bedroom enjoys a rear facing effect with continued hard flooring and ample room for storage furniture.

Heading upstairs to the heart of the home, the 16' open plan kitchen dining room is flooded with natural light from twin uPVC double glazed windows. Tiled flooring runs underfoot whilst the kitchen itself includes a range of wall and base storage cupboards with ample worktop space for food preparation and under counter space for further white goods. Integrated cooking appliances also feature including an oven, four burner gas hob and extractor above. Ample space is available for formal dining and double doors flow freely into the 16' sitting room, enjoying a front facing aspect with separate access back to the hallway. The room is centred around an electric feature fireplace and allows for a range of soft furnishing layouts.

Ascending the stairs to the carpeted second floor landing, doors open to three bedrooms. The main bedroom enjoys plenty of natural light with characterful twin sash windows and generous integrated storage, additionally benefitting from a three-piece ensuite including a glass enclosed shower cubicle. The second double bedroom enjoys rolling field views and double integrated storage, the fourth bedroom can be found adjacent. Completing the accommodation, the three piece family bathroom includes a shower over the bath with a folding glass splashback and a primarily tiled surround.

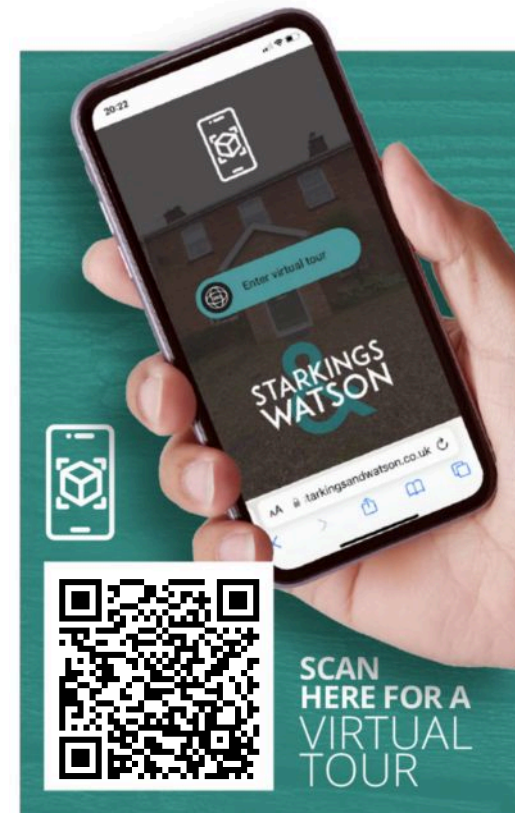
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VIRTUAL TOUR

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



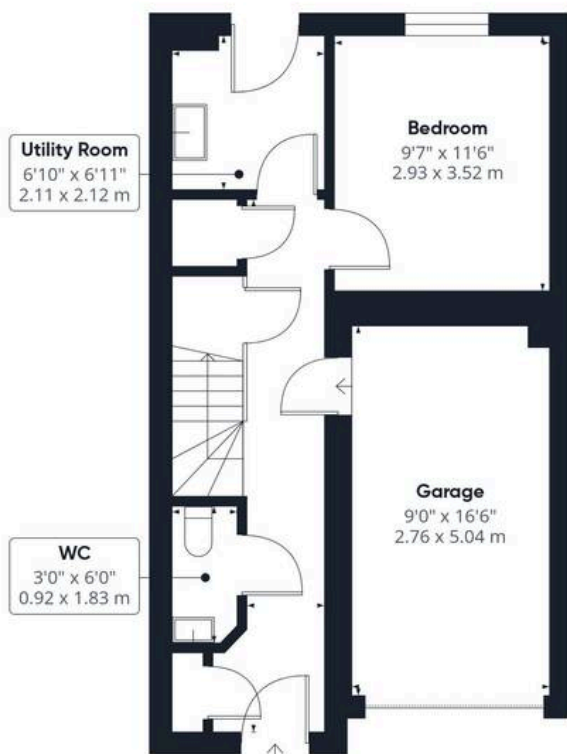




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing. A wooden latch and brace gate leads out to the rear pathway. The garden itself initially offers a flagstone patio perfect for outdoor seating to enjoy the summer months. The remainder of the garden is primarily laid to lawn with the borders offering a range of shrubs and established plantings.

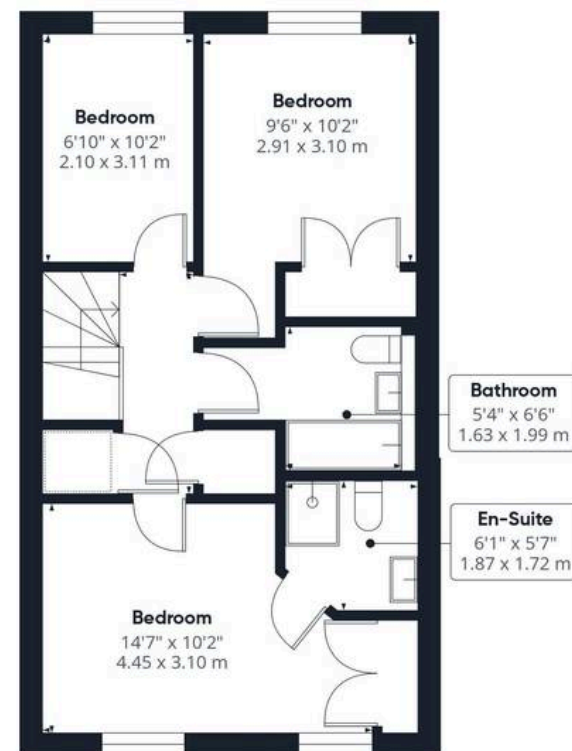




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1399 ft²
130.1 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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