



Norwich Road, Norwich - NR5 0EZ





## Norwich Road

Norwich

Offering an EXTENDED and IMPROVED interior, this SEMI-DETACHED HOUSE offers a VERSATILE LAYOUT positioned on a GENEROUS PLOT. Stepping inside, you are greeted by an ENCLOSED PORCH opening to the HALLWAY ENTRANCE with stairs rising and opening to the 19' SITTING ROOM, enjoying a generous DUAL ASPECT flooding the space with natural light. Double doors open to the 18' OPEN PLAN KITCHEN and DINING ROOM, enjoying high specification INTEGRATED APPLIANCES, a VELUX WINDOW and FRENCH DOORS opening to the garden with ample space for dining. The inner hall allows access to the four piece FAMILY BATHROOM.

Upstairs, doors give way to THREE BEDROOMS, with the MAIN BEDROOM including INTEGRATED WARDROBE space, serviced by a conveniently positioned two piece W.C. Externally, DRIVEWAY PARKING is available for multiple vehicles at the front, whilst the lovingly landscaped PRIVATE and ENCLOSED GARDEN can be found to the rear.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F





- Semi-Detached House
- Extended & Improved Layout
- 19' Dual Aspect Sitting Room
- 18' Open Plan Kitchen/ Dining Room
- Ground Floor Four Piece Bathroom & First Floor W.C
- Three Bedrooms
- Landscaped Private & Enclosed Rear Garden
- Driveway Parking For Multiple Vehicles

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 wooden fence enclosed frontage opening to a generous brick weave and laid shingle driveway. The main entrance can be found to the side of the property.



## THE GRAND TOUR

Stepping inside, you are greeted by the fully uPVC double glazed enclosed porch entrance, perfect for storing outdoor wear including coats and shoes. Continuing to the hallway entrance with stairs rising to first floor and a door opening to the 19' dual aspect sitting room. Flooded with natural light, the space is centred around a feature fireplace with hard flooring running underfoot for ease of maintenance. Ample space is available for soft furnishings with integrated storage beneath the stairs, double doors open to the 18' kitchen and dining room. The kitchen itself offers a range of wall and base storage cupboards with under counter space for a washing machine and built in cooking appliances including a 'Neff' oven, four burner gas hob and extractor above. To the rear of the home, French doors overlook the landscaped garden whilst ample space is available for a formal dining table. Adjacent, the inner hall allows access to the four piece family bathroom, including a bath and inset shower with a glass door.

Ascending the stairs to the carpeted first floor landing, loft access can be found above in addition to a generous airing cupboard whilst doors open to three bedrooms. To the left, the main bedroom offers hard flooring underfoot with ample room for a double bed, storage furniture and benefiting from integrated wardrobe space. Across the hallway, the second room enjoys a rear facing aspect with continued hard flooring underfoot, the third bedroom is currently used as a study space. Located centrally from the landing, a convenient two piece W.C service all three bedrooms.

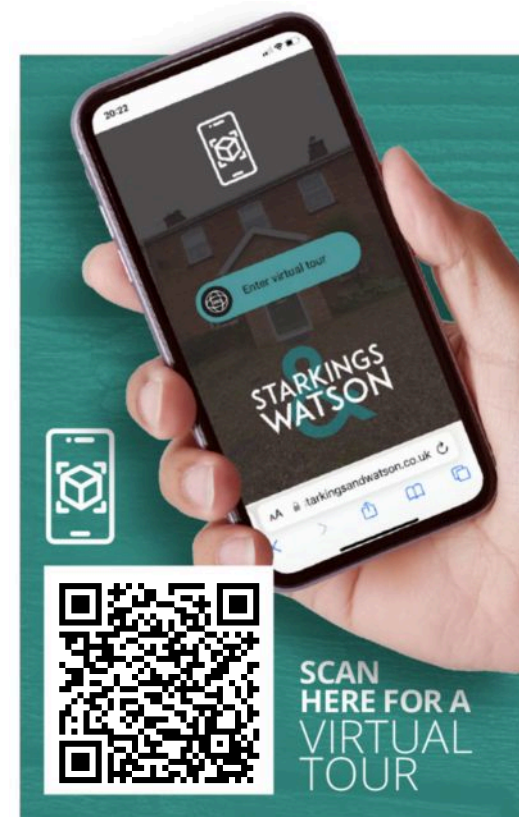
## FIND US

Postcode : NR5 0EZ

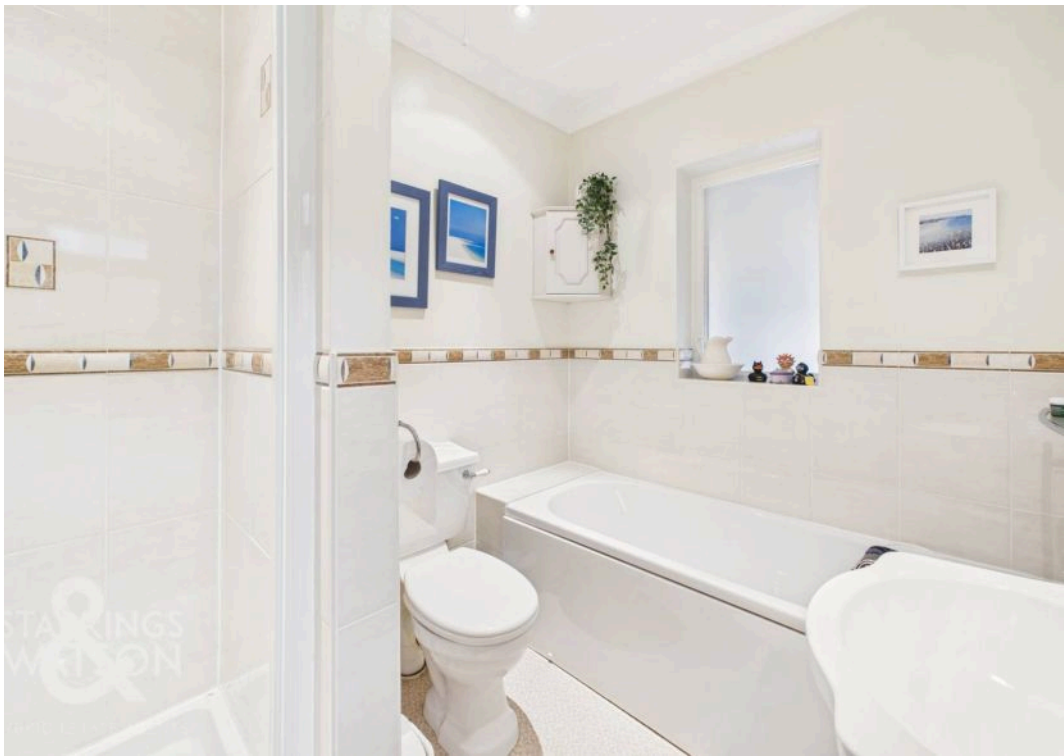
What3Words : /// [mobile.misty.song](https://www.what3words.com/mobile.misty.song)

## VIRTUAL TOUR

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







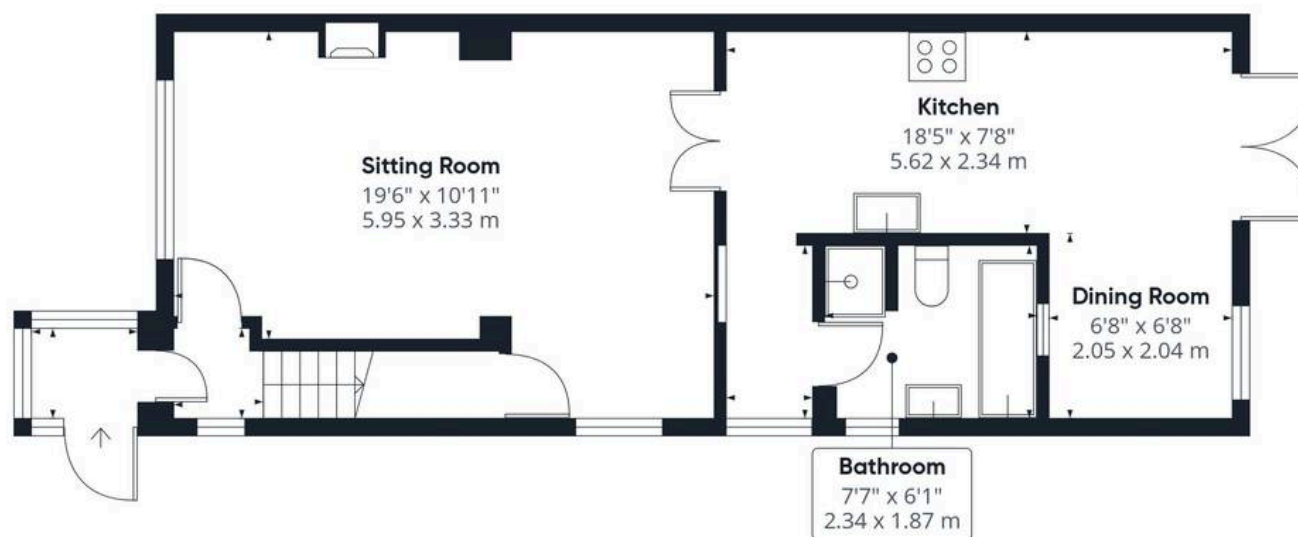




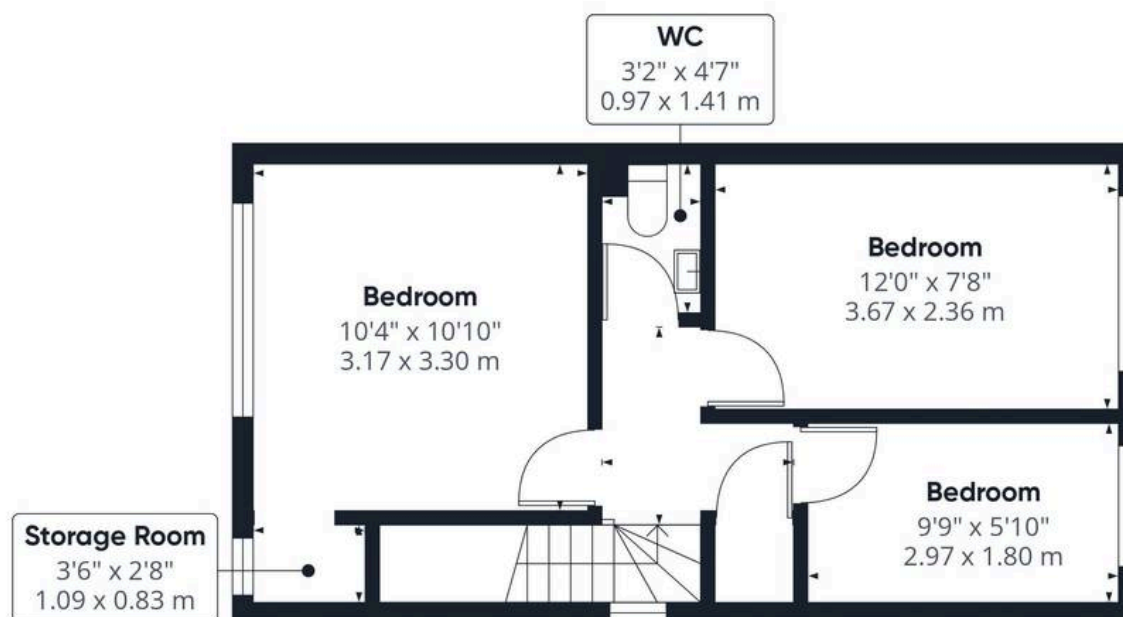
## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing initially opening to an expansive flagstone patio perfect for outdoor furniture to enjoy the summer months whilst a passageway leads to a wooden latch and brace gate allowing access to the frontage. Beyond the patio, a sweeping shingle walkway bisects the garden, bordered with a range of shrubs, plantings and trees in addition to well maintained laid lawns leading to the bottom of the garden where a further brick weave patio, vegetable patches, a greenhouse, a timber shed and summer house can be found.





Ground Floor



Floor 1

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

861 ft<sup>2</sup>  
80 m<sup>2</sup>

(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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