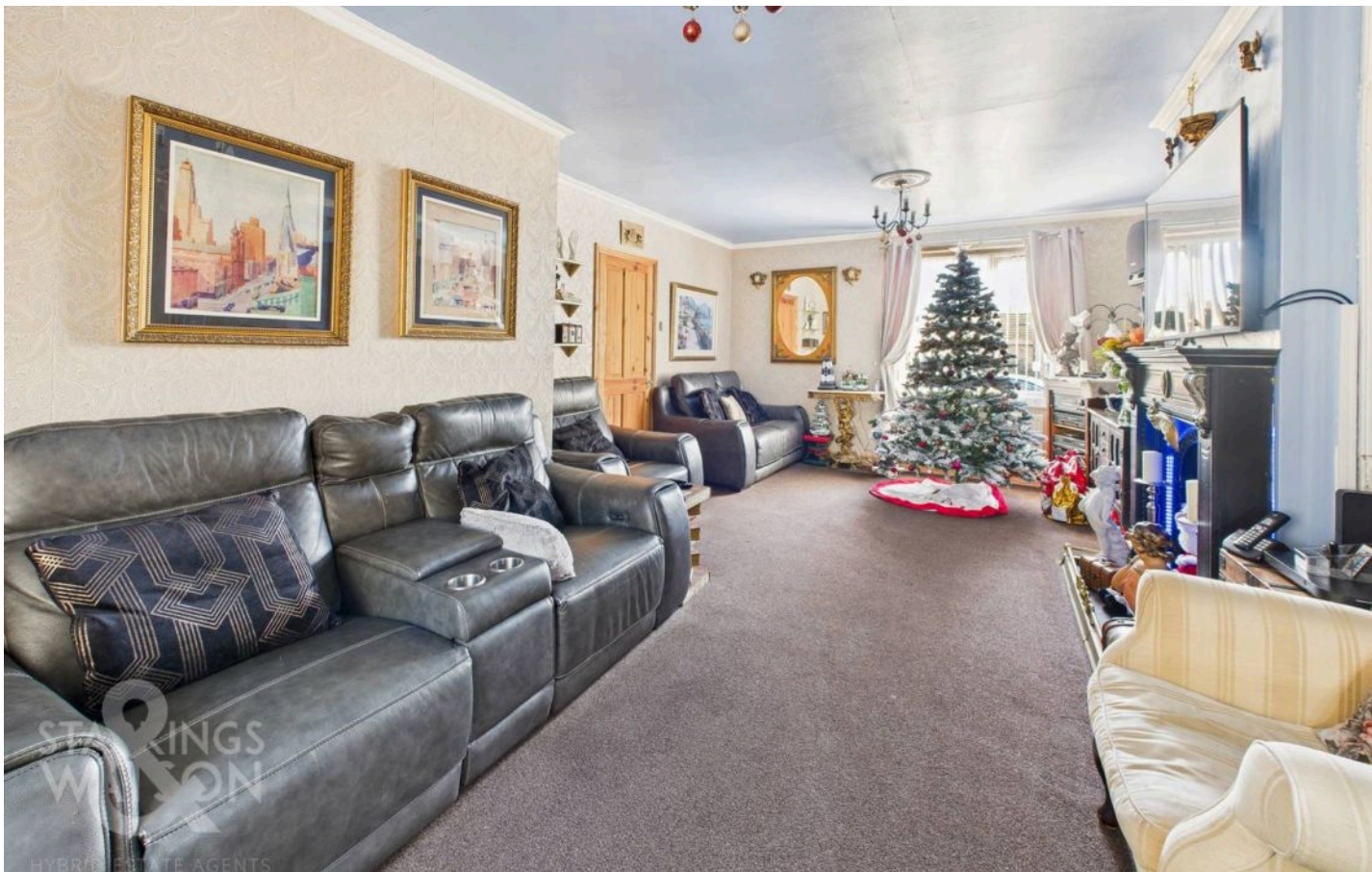




Douglas Haig Road, Norwich - NR5 8LD



Douglas Haig Road

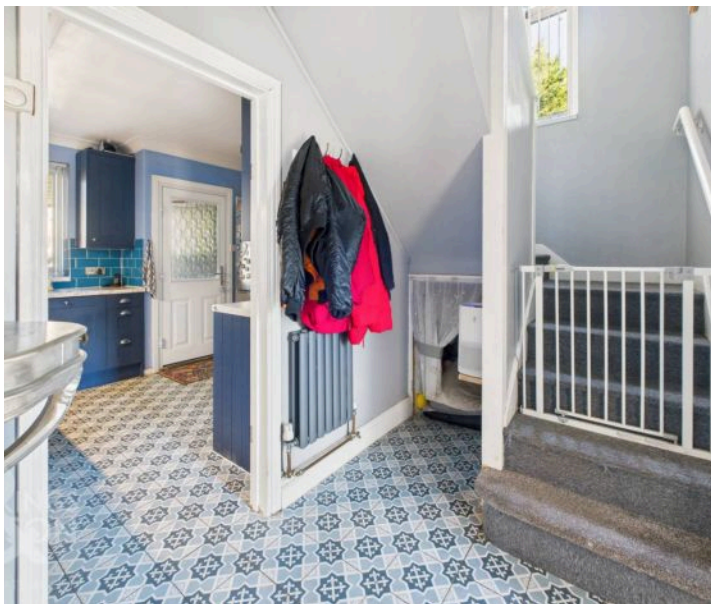
Norwich

Occupying a tucked away position, this SEMI-DETACHED HOUSE has been MODERNISED and IMPROVED by the current vendors, offering MULTIPLE OUTBUILDINGS including a WORKSHOP, HOT TUB ROOM, UTILITY ROOM and OUTSIDE BEDROOM. The HALLWAY ENTRANCE offers stairs rising to the first floor and opens to the spacious 20' SITTING ROOM, enjoying a DUAL ASPECT ensuring the room is well lit. The 'Wren' KITCHEN has been recently refitted, with a door opening to the garden. Heading upstairs, doors open to THREE DOUBLE BEDROOMS serviced by a convenient split W.C and modernised SHOWER ROOM with a D-shaped 'spa' shower cubicle. Stepping outside, the newly laid BRICKWEAVE DRIVEWAY offers parking for multiple vehicles. The highlight of the home is the landscaped PRIVATE and ENCLOSED GARDEN, enjoying a TREE LINED REAR ASPECT with OUTBUILDINGS and a large solid roofed PERGOLA.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

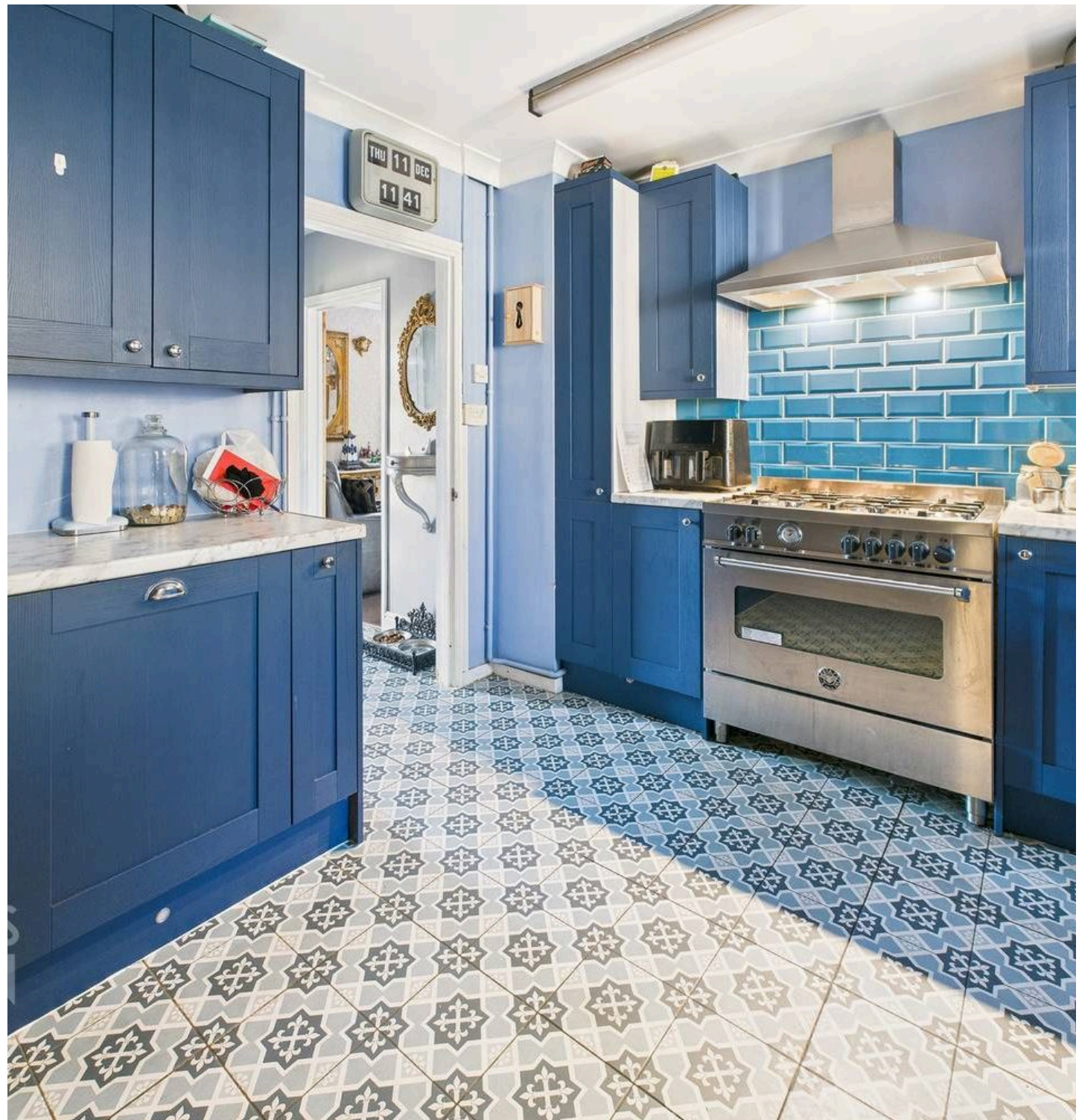


- Semi-Detached House
- Close Proximity To The UEA & Hospital
- 20' Dual Aspect Sitting Room
- Modern Fully Fitted Kitchen
- Three Double Bedrooms
- Multiple Outbuildings Including a Workshop, Utility Room, Hot Tub Room & Summer House
- Private & Enclosed Garden With a Tree Lined Rear Aspect
- Brick Weave Driveway Parking

Situated within a popular residential area between West Earlham, Costessey and the UEA and on the outskirts of Norwich, this location is popular for families and students alike. The property is only a 10 minute walk to the UEA and in the other direction you find all the local amenities that Costessey offers such as shops, hardware store, post office, convenience store 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.

SETTING THE SCENE

The property can be found set back from the road with a brick wall and wrought iron railing enclosed frontage, opening to a newly laid expansive brick weave driveway. The main entrance can be found at the front of the property under an open porch.



THE GRAND TOUR

Stepping inside, the spacious hallway entrance offers tiled flooring underfoot, stairs rising to the first floor and useful integrated storage space beneath. The 24' sitting room is positioned to the left, offering carpeted flooring underneath and allowing for a range of soft furnishing layouts centred around a feature fireplace with an open fire. Tiled flooring continues to the fully fitted wren kitchen, offering a range of wall and base storage cupboards and space for a range cooker and an American style fridge/freezer. Integrated appliances also feature including a dishwasher and extractor, whilst a door opens to the garden.

Ascending the stairs to the carpeted first floor landing, loft access can be found above whilst doors give way to three double bedrooms. The main bedroom offers wood flooring underfoot and integrated storage to the corner, perfect for hanging space with ample room available for a large double bed and further storage furniture. The second double bedroom also benefits from integrated storage cupboards, the third bedroom enjoys a rear facing aspect with continued wood flooring, radiators and uPVC double glazed windows. Completing the accommodation, a split washroom can be found with a W.C to one side and a two piece shower room across the hall. The shower room includes a D shaped double 'spa' style shower offering sliding glass doors with a rainfall shower head. Victorian style mosaic tiled floors are complimented with floor to ceiling tiling for ease of maintenance and vanity storage below the sink.

FIND US

Postcode : NR5 8LD

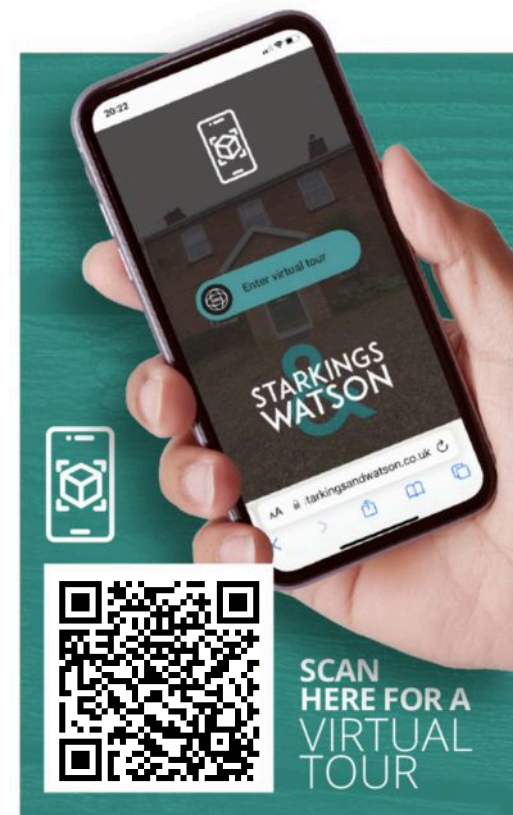
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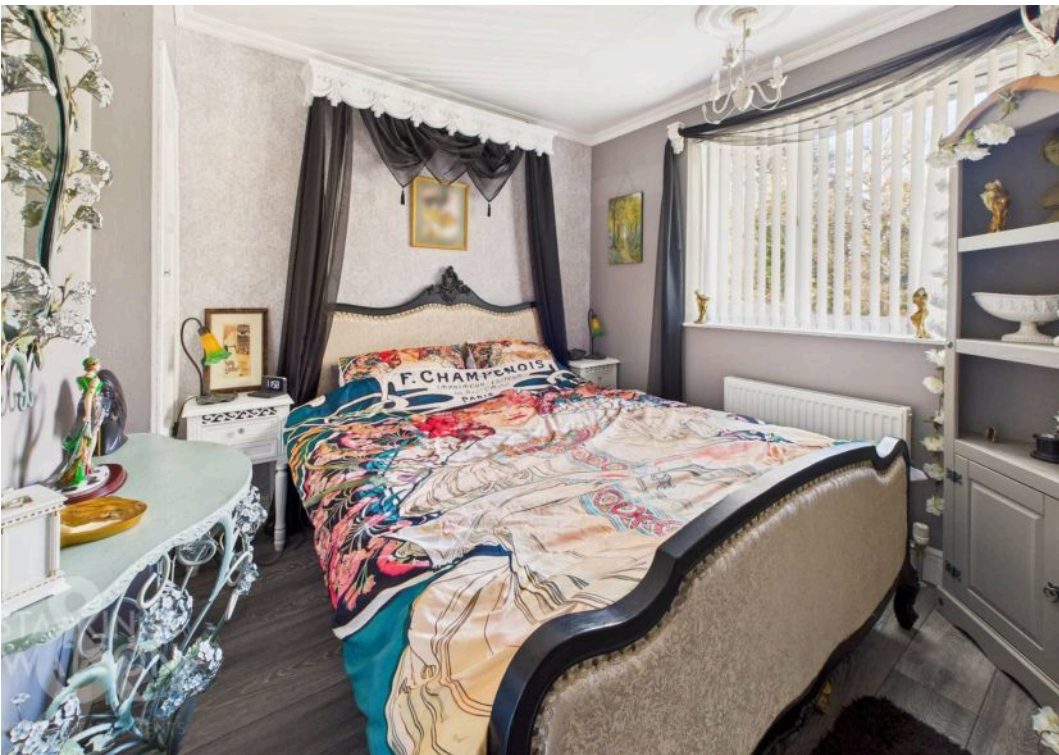
VIRTUAL TOUR

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

AGENTS NOTES

The hot tub can be included subject to separate negotiation.







THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing with side access opening to the driveway. The larger than full width solid roof pergola is positioned over a flagstone patio, offering a perfect space for outdoor furniture with twin skylights ensuring plenty of natural light. A raised freestanding pond can be found to one side. The main body of the garden is laid to artificial grass with French doors opening to both outbuildings. The first outbuilding is used as a bedroom, boasting electrics, a fireplace for heating and Wi-Fi. Whilst the second outbuilding offers an outside W.C, utility room, hot tub room and further to a workshop.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1151 ft²
107 m²

Reduced headroom

4 ft²
0.3 m²

(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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.