



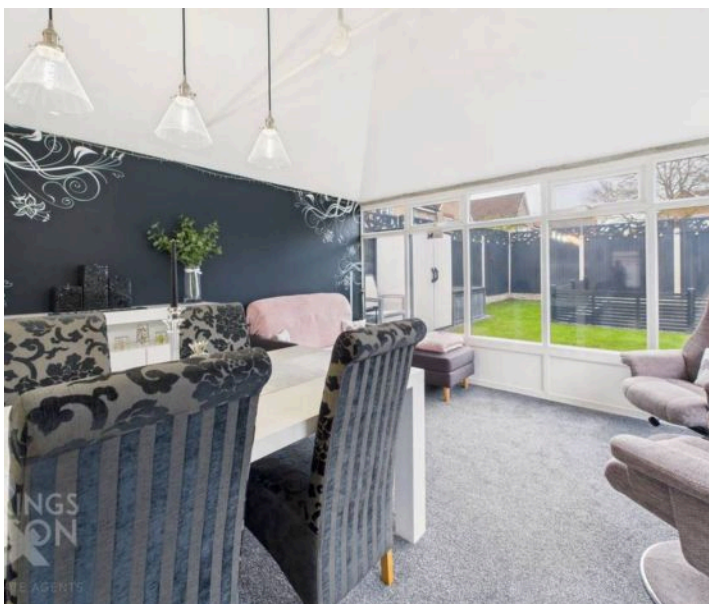
Evans Way, Norwich - NR6 7LR



Evans Way

Norwich

Positioned at the end of a quiet CUL-DE-SAC, this SEMI-DETACHED HOUSE is IMMACULATELY PRESENTED in TURNKEY condition, having been EXTENDED, REMODELLED and recently UPGRADED by the current vendors including sound proofing walls in lounge & bedroom, updated electric box, fire alarms and solid wood doors throughout. Stepping inside, the property opens to a generous HALLWAY ENTRANCE, perfect for storing outdoor wear, with stairs rising and a contemporary two piece W.C. The ground floor living space has a free flowing feel, with the SITTING ROOM offering a BAY WINDOW flooding the room with natural light, continuing to a stunning KITCHEN with a BREAKFAST BAR and boasting INTEGRATED APPLIANCES. BI-FOLD DOORS continue to the GARDEN ROOM, offering panoramic garden views, perfect for DINING or to relax and unwind. Heading upstairs, doors give way to THREE BEDROOMS, the MAIN BEDROOM enjoys INTEGRATED WARDROBES and a deceptively spacious remodelled ENSUITE SHOWER ROOM.



The remaining rooms are serviced by a modern three piece FAMILY BATHROOM, including a shower over the bath. Externally, DRIVEWAY PARKING is available for multiple vehicles, leading to the GARAGE. The rear GARDEN is PRIVATE and FULLY ENCLOSED, having been LANDSCAPED to create an inviting and social outside living space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Semi-Detached House
- Extended & Remodelled Layout
- Quiet End Of Cul-De-Sac Setting
- Sitting Room, Garden Room & Kitchen/ Dining Room
- Three Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Stunning Landscaped Private & Enclosed Garden
- Driveway Parking & Garage

Old Catton is a popular north suburb of Norwich, benefiting from a range of local amenities including shops and schooling. There is a regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by



SETTING THE SCENE

The property can be found set back from the road, at the end of a quiet cul-de-sac with a low maintenance shingle frontage wrapping around the property home to a range of potted plants and shrubs. The main entrance can be found at the side of the property.

THE GRAND TOUR

Stepping inside, the spacious hallway entrance has an inviting feel offering plenty of space for storing outdoor wear including coats and shoes with stairs rising to the first floor and a separate door opening to a two piece W.C including a wall mounted heated towel rail. Stepping through, the spacious sitting room enjoys uPVC double glazed windows, flooding the room with natural light. Carpeted flooring runs underfoot whilst the room allows for a range of soft furnishing layouts. Double doors continue through to the kitchen, where tiled flooring runs underfoot for ease of maintenance. The kitchen includes a wide range of wall and base storage cupboards centred around a convenient breakfast bar, perfect for informal dining with skimmed ceilings and LED spotlights overhead ensuring the room is well lit. Integrated appliances also feature, including a 'Neff' double oven, washing machine, hob and extractor, dishwasher and space for integrated bins. With a dedicated space for an American style fridge and freezer, under the stairs storage can be found tucked away to the corner of the room. Bi-folding doors continue through the property into the garden room. Perfect for soft furnishings to enjoy the panoramic views and for formal dining with a designer radiator to the corner and uPVC double glazed French doors opening to the garden.

Ascending the stairs to the carpeted first floor landing, a loft access can be found above whilst doors give way to three well sized bedrooms. The main bedroom can be found to the right, including integrated sliding bespoke made wardrobes with space for further storage furniture and a large double bed. A second door leads to the remodelled ensuite.

The three piece ensuite shower room offers floor to ceiling tiles with a wall mounted heated towel rail, vanity storage below the sink and a large inset shower cubicle with a sliding glass door and rainfall shower head. Across the landing, the second double bedroom includes carpeted flooring, built in wardrobes, a slimline designer radiator and plenty of space for storage furniture, whilst the third room is currently used as an office study space ideal as a single bedroom with the added benefit of an integrated wardrobe or storage cupboard. Completing the accommodation, the three piece family bathroom offers a modern feel including a shower over the bath with a folding glass splashback, continued tiled flooring and walls and further vanity storage beneath the sink.

FIND US

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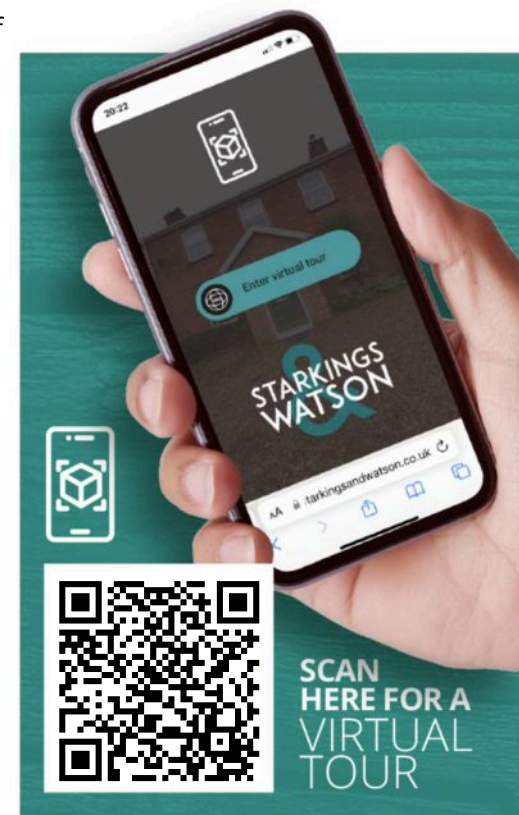
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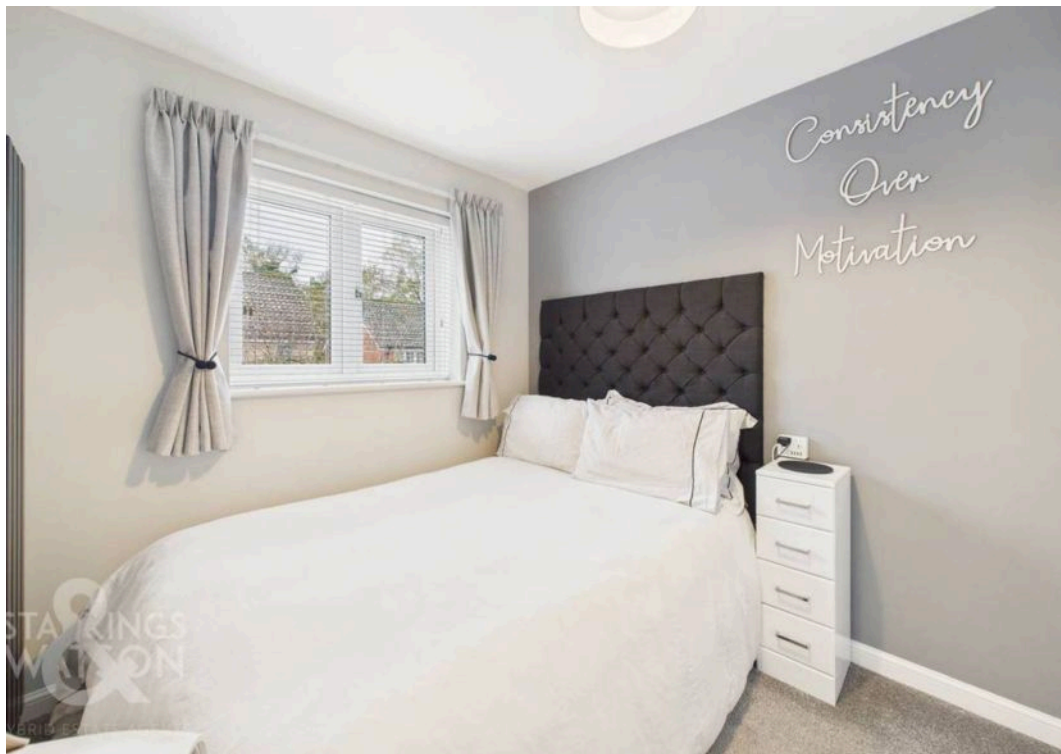
VIRTUAL TOUR

View our virtual tour for a full 360 degree of

AGENTS NOTES

The hot tub can be left with the property, subject to separate negotiation. The decorative composite fencing and pergola will not be included in the sale of the property as the vendor will be removing them.







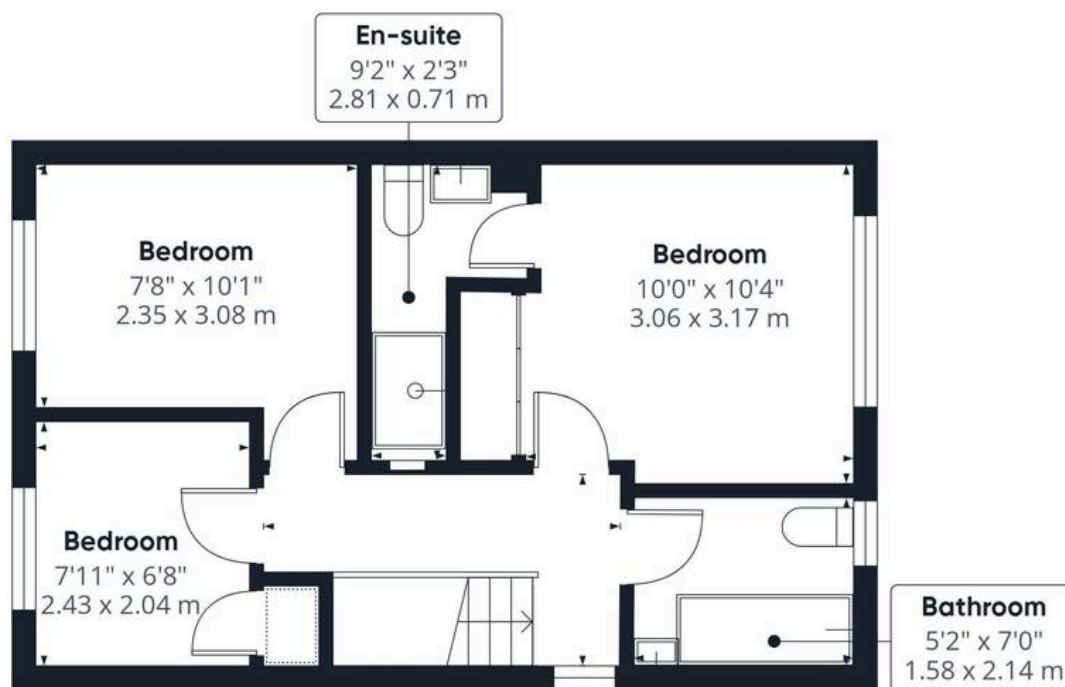
THE GREAT OUTDOORS

Stepping outside, the landscaped rear garden is private and fully enclosed with timber panel fencing and brick walls. The garden includes a well maintained laid lawn with a sleeper enclosed shingle area perfect for outdoor storage furniture. The remainder of the garden is laid to a composite decking, with a dedicated barbecue space adjacent. A shallow step leads down to a further, covered space, used as a hot tub area with an adjacent wooden latch and brace side gate leading out to the driveway.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

941 ft²

87.3 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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