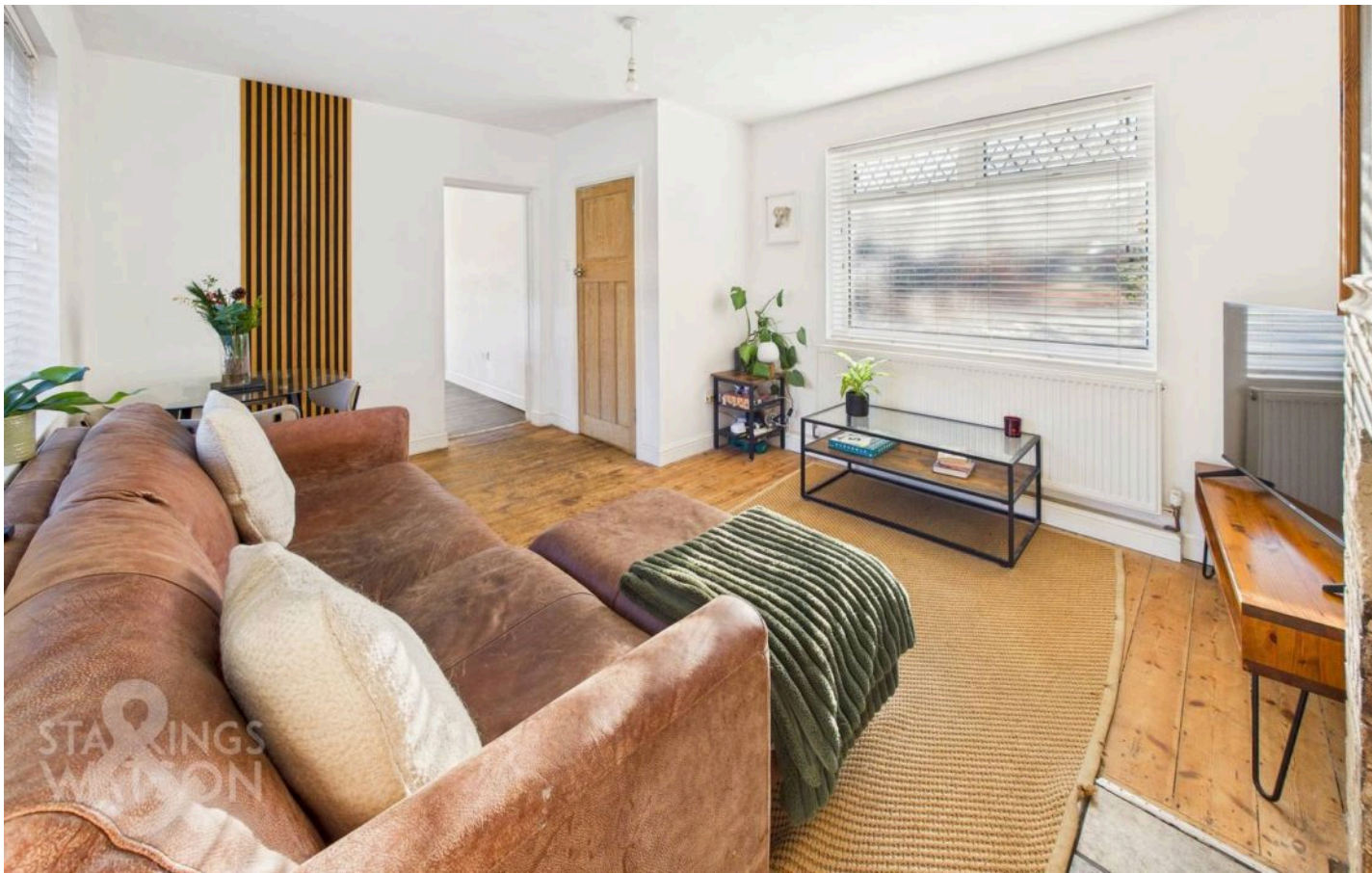




Cavell Road, Norwich - NR1 2LL



Cavell Road

Norwich

Conveniently positioned within close proximity to the city centre, this MID-TERRACE HOUSE has been lovingly UPDATED and MODERNISED by the current vendor, presented in TURNKEY CONDITION. Step inside to find a spacious HALLWAY ENTRANCE, opening to the 15' SITTING ROOM enjoying a DUAL ASPECT, flooding the space with natural light and centred around an exposed brick FIREPLACE, creating a cosy focal point for winter evenings. Beyond, the KITCHEN is well-appointed including INTEGRATED APPLIANCES, complimented by a separate UTILITY ROOM, with space for white goods and a convenient two piece W.C. Heading upstairs, doors give way to TWO DOUBLE BEDROOMS, both enjoying a DUAL ASPECT. Both bedrooms are serviced by the modern three piece SHOWER ROOM, enjoying a 'wet room' style open shower. Practicality continues outside with DRIVEWAY PARKING can be found to the front, with a tiered PRIVATE and ENCLOSED GARDEN including a raised decking and laid lawn.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

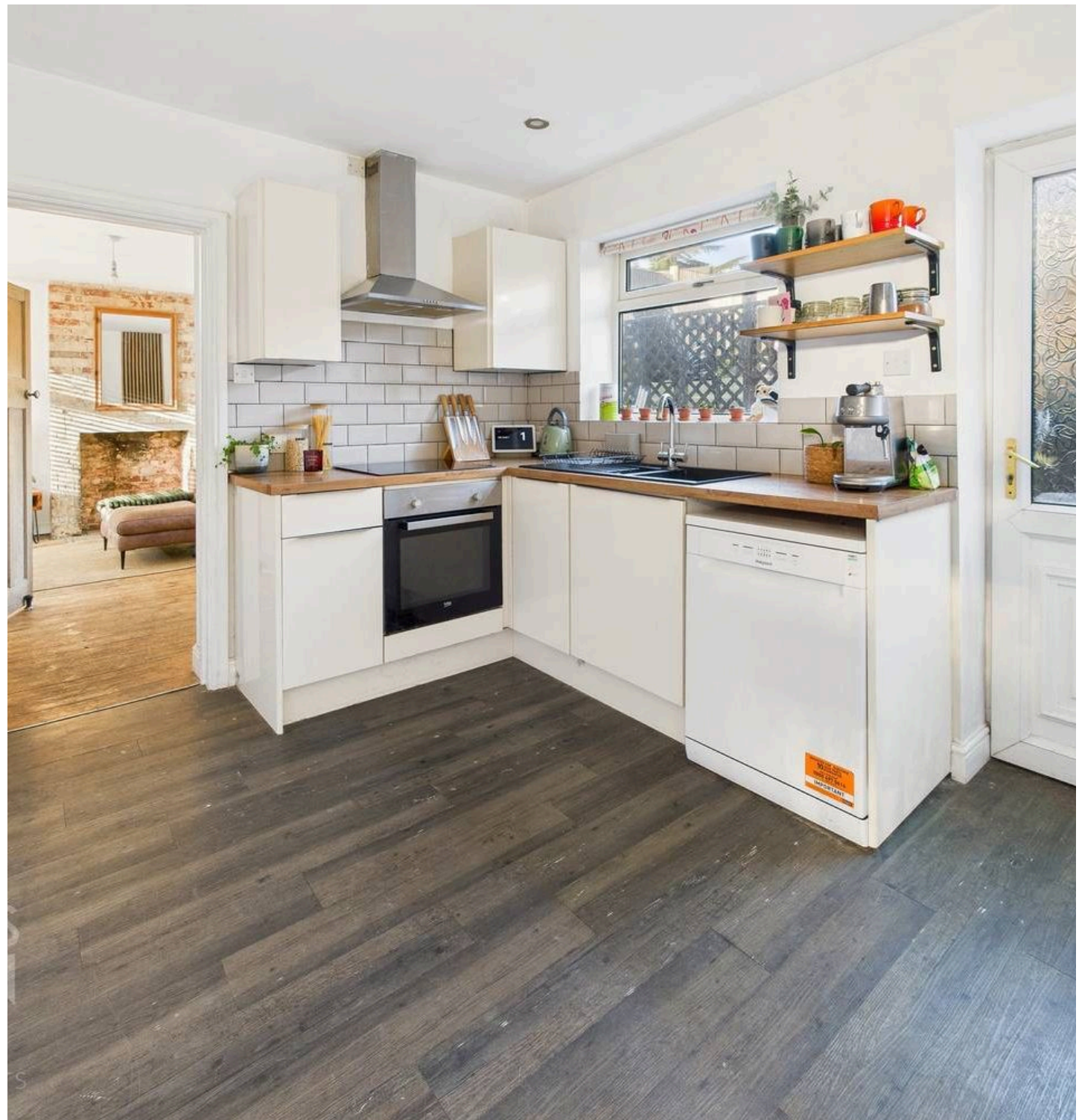
EPC Environmental Impact Rating: D

- Mid-Terrace House
- Modernised & Immaculately Presented Interior
- Refitted Kitchen & Separate Utility Room
- 15' Dual Aspect Sitting Room
- Two Double Bedrooms
- Ground Floor W.C & Contemporary Shower Room
- Private & Enclosed Garden
- Driveway Parking To Front

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

The property can be found set back from the road, offering a laid lawn frontage with flagstone driveway parking. A pathway leads to the main entrance at the front of the property beneath an open porch.



THE GRAND TOUR

Stepping inside, the hallway entrance offers stairs rising to the first floor with ample space for storing coats and shoes. Opening to the 15' dual aspect sitting room, the space allows for a range of soft furnishing layouts and is centred around a feature exposed brick open fireplace. Original wood flooring runs underfoot offering a rustic feel with space to the corner for a dining table. Adjacent, the newly refitted kitchen offers a range of wall and base storage cupboards and integrated appliances including an oven, inset electric glass hob and extractor above. Fully tiled splashbacks offer ease of maintenance and under counter space is available for a dishwasher. The first door opens to the garden whilst a useful integrated storage cupboard can be found opposite perfect for use as a pantry. Further, the kitchen is complemented by a separate utility room featuring further wall and base storage cupboards, continued tiled splashbacks and under counter space available for a washing machine and a American style fridge/ freezer with a further door opening to conveniently located two piece W.C.

Ascending stairs to the carpeted first floor landing, loft access can be found above with a useful airing cupboard adjacent. A large uPVC double glazed window ensures the space has a light and bright feel. Both double bedrooms rooms offer continued wood flooring, space for a double bed, storage furniture and both enjoying a dual aspect flooding the space with natural light

Located centrally from the landing, the three piece shower room completes the accommodation, offering a 'wet room' style open double shower cubicle with a glass splashback. Tiled flooring runs underfoot with a wall mounted heated towel rail and further vanity storage below the sink.

FIND US

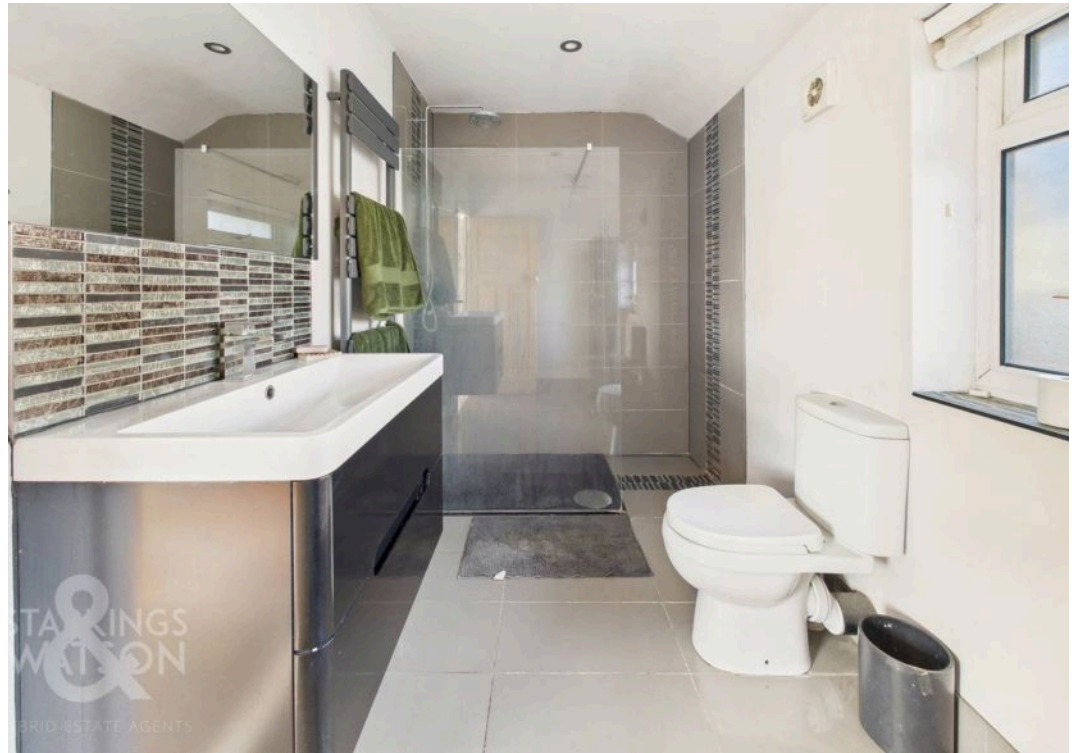
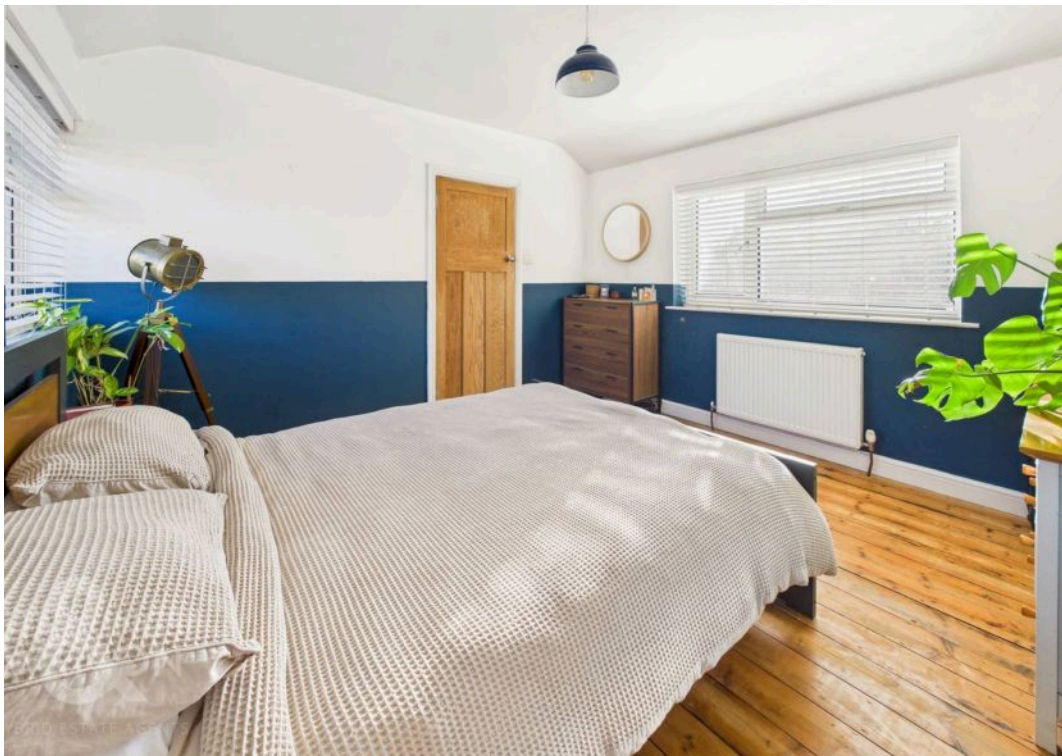
Postcode : NR1 2LL

What3Words : ///shed.going.large

VIRTUAL TOUR

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

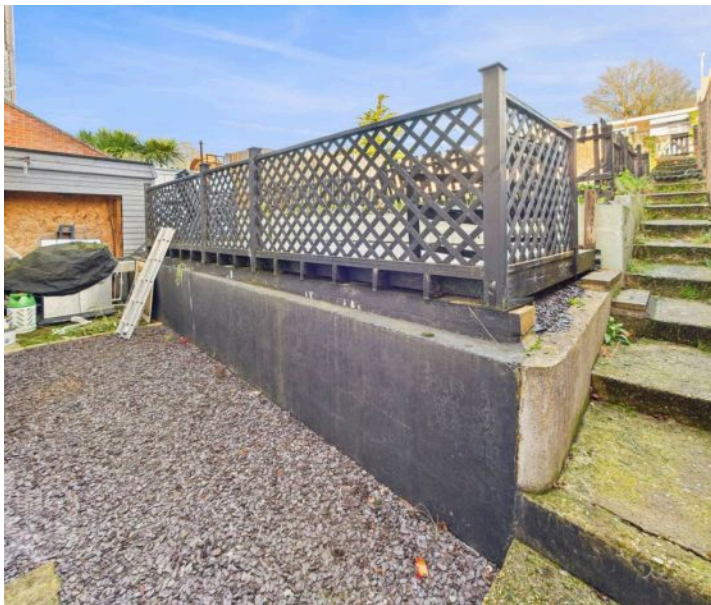


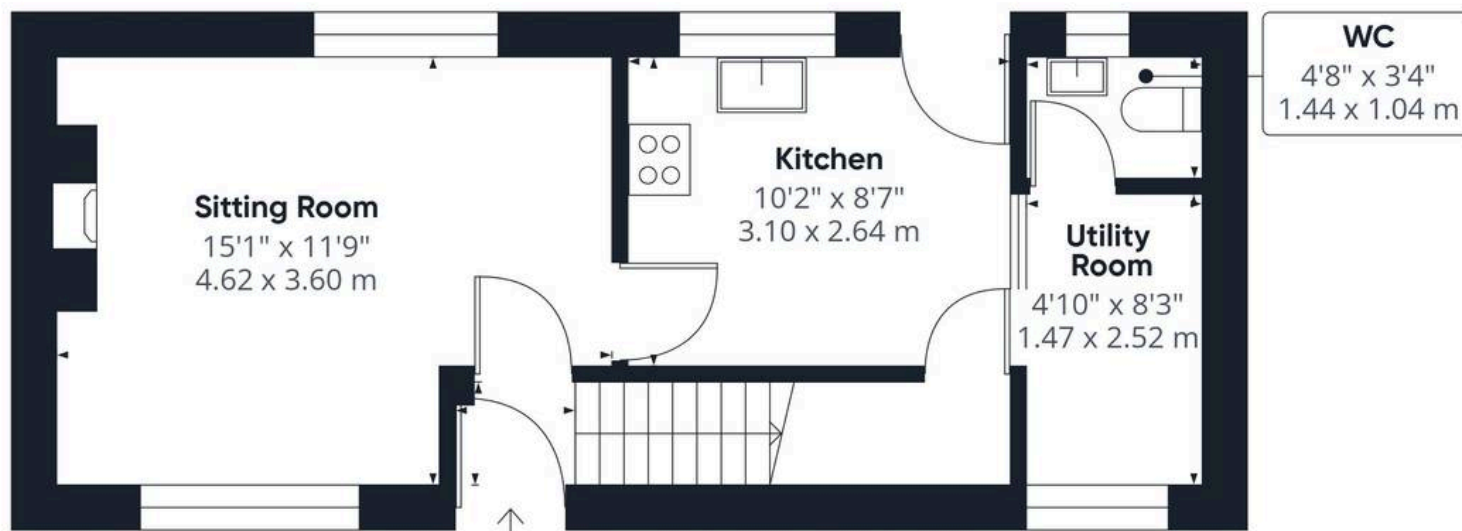




THE GREAT OUTDOORS

Stepping outside, the rear garden is tiered. Initially offering a shingle area with space for a storage shed. Ascending a few shallow steps leads to the enclosed wooden decking space, perfect for outdoor furniture to enjoy the warmer months. Continuing up, the main body of the garden is laid to a well maintained lawn with a gate at the bottom of the garden allowing access to the street.





Approximate total area⁽¹⁾

701 ft²

65.1 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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