



Toftes Place, Norwich - NR5 9DA





## Toftes Place

Norwich

Positioned at the end of a quiet CUL-DE-SAC, this MID-TERRACE HOUSE has been LOVINGLY MAINTAINED by the current vendors for 38 years, boasting an UPDATED INTERIOR, with a larger than average SOUTH FACING GARDEN to the rear. Step inside to the PORCH ENTRANCE, perfect for storing outdoor wear, and further to the HALLWAY, offering stairs rising to the first floor and useful INTEGRATED STORAGE. The 19' SITTING and DINING ROOM is flooded with natural light from a DUAL ASPECT including FRENCH DOORS opening to the garden. The fully fitted KITCHEN was refitted in 2021, offering ample storage and an inset ceramic sink. Heading upstairs, doors give way to THREE BEDROOMS, including TWO DOUBLE ROOMS, serviced by a SPLIT WASHROOM, perfect for families, with a W.C and separate SHOWER ROOM.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



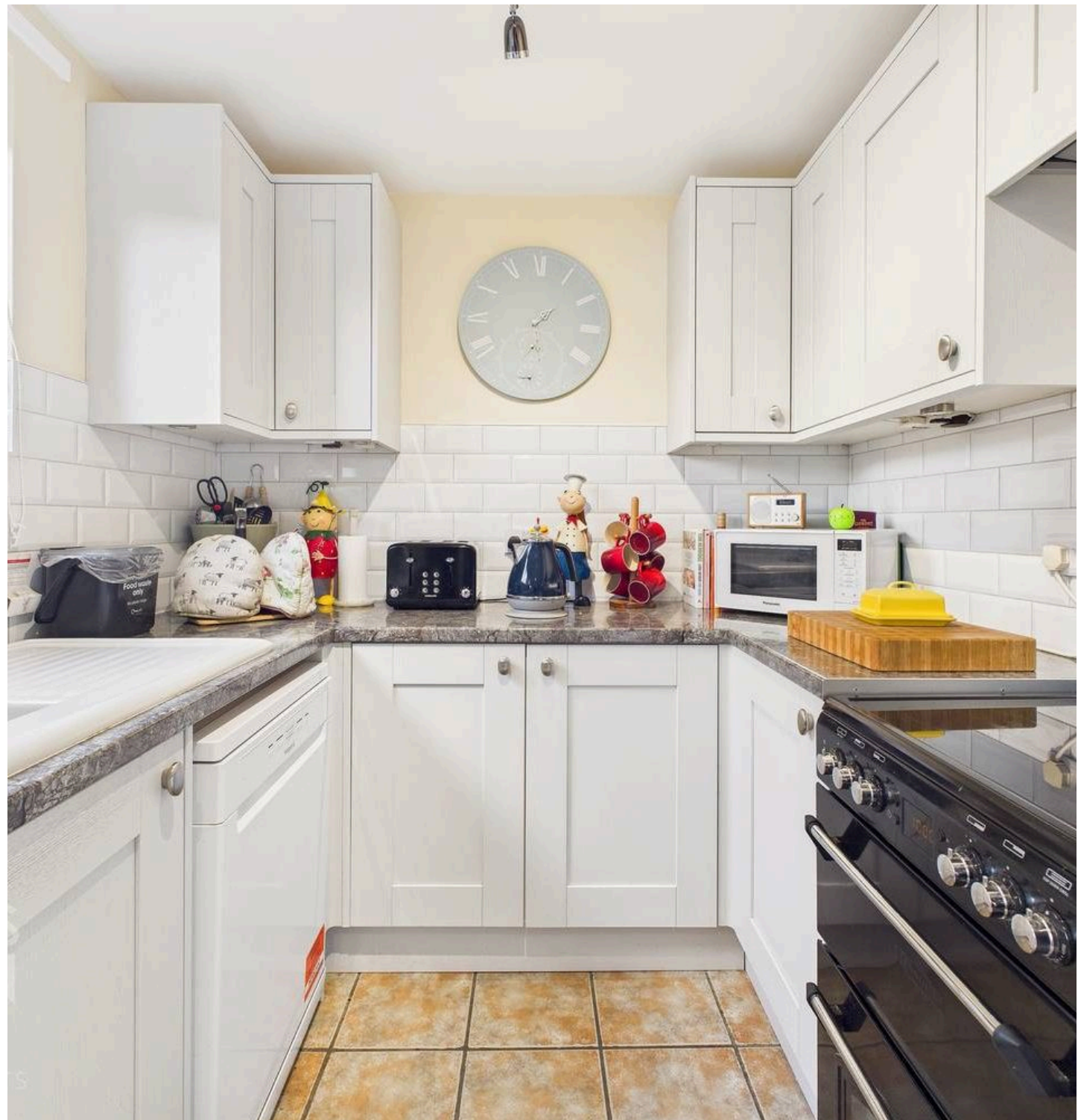


- Mid-Terrace House
- End Of Cul-De-Sac Setting
- Three Bedrooms
- 19' Dual Aspect Sitting Room
- Modern Fully Fitted Kitchen
- First Floor Split Family Bathroom
- External Brick Storage Shed
- South Facing Private & Enclosed Garden

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 short 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, offering a tucked away position within this quiet cul-de-sac, ample parking can be found in the vicinity. A deceptively large brick shed can be found adjacent to the main entrance at the front of the property.



## THE GRAND TOUR

Stepping inside, the porch entrance presents a perfect place for storing coats and shoes with two integrated storage cupboards. The second door leads to the hallway entrance, offering further integrated storage with stairs rising to the first floor with storage beneath. Hard flooring runs underfoot continuing to the 19' dual aspect sitting and dining room. The space is flooded with natural light from uPVC double glazed windows and French doors opening to the garden. The room allows for a range of soft furnishing layouts and space for formal dining with an open archway leading to the kitchen. The kitchen itself includes a range of wall and base storage cupboards providing ample storage with plenty of worktop space available for food preparation and an inset ceramic sink and mixer tap positioned below the window. Tiled flooring runs underfoot in addition to tiled splashbacks wrapping around the counter space. Further room is available for a washing machine, dishwasher and tumble dryer with separate space for an 'American style' freestanding fridge and freezer, whilst a further French door opens to the garden.

Ascending the stairs to the carpeted first floor landing, doors give way to three bedrooms. The main bedroom includes plenty of room for a large double bed and storage furniture, enjoying a uPVC double glazed window and carpeted flooring. The second double room enjoys views over the garden with continued carpeted flooring, radiators and double glazed windows additionally benefiting from an integrated wardrobe to the corner. The third room offers space for a single bed or would make the perfect home office/study. Completing the accommodation, the split washroom includes a W.C to one side and a two piece shower room to the other. The shower room includes a glass enclosed double shower cubicle with vanity storage available below the sink and a low level wall mounted heated towel rail.

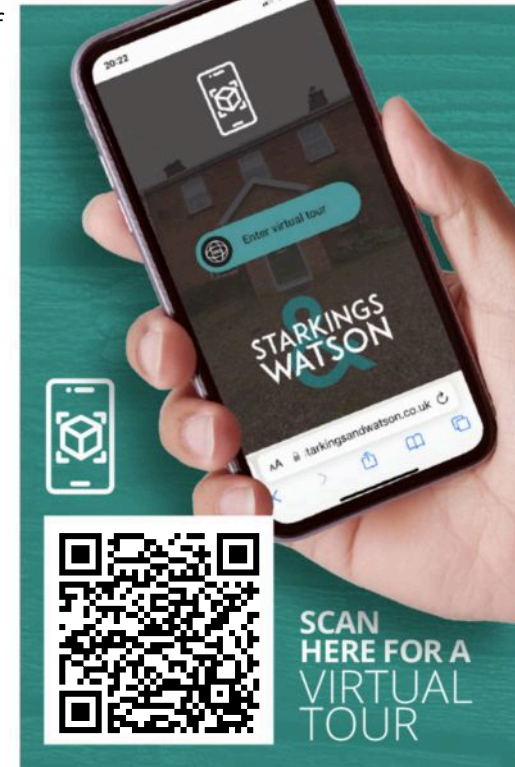
## FIND US

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## VIRTUAL TOUR

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







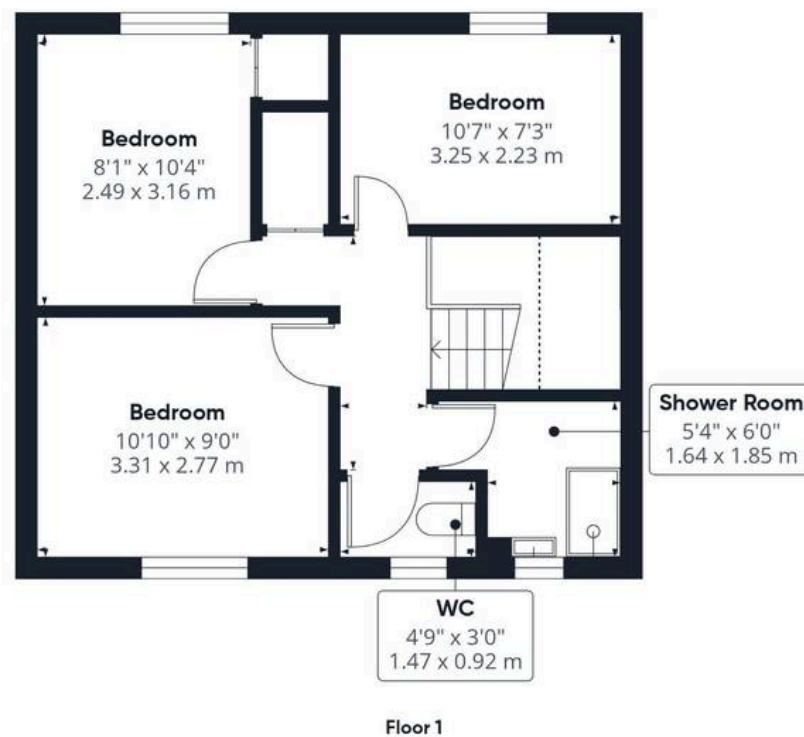




## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed by brick walling with a wooden latch and brace side gate allowing access from a passageway to Rawley Road. The garden itself initially offers a brick enclosed flagstone patio, perfect for outdoor furniture to enjoy the south facing rear aspect. The remainder of the garden is predominantly laid to a well maintained lawn offering multiple flowerbeds, home to shrubs and plantings on the gardens borders, completed by a useful timber storage shed at the foot of the garden.





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

787 ft<sup>2</sup>

73.1 m<sup>2</sup>

**Reduced headroom**

19 ft<sup>2</sup>

1.7 m<sup>2</sup>

(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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