



Notykin Street, Norwich - NR5 9DN



Notykin Street

Norwich

NO ONWARD CHAIN. SET BACK FROM THE ROAD, the property enjoys a CUL-DE-SAC LOCATION and GOOD SIZED ACCOMMODATION, making it an ideal FIRST TIME BUY or INVESTMENT. With an ENTRANCE PORCH and HALL both featuring STORAGE CUPBOARDS, opening to the 17' SITTING/ DINING ROOM with FRENCH DOORS leading out and the fully fitted KITCHEN with space for appliances. The first floor offers THREE BEDROOMS all of which will house a DOUBLE BED, with a FAMILY BATHROOM and separate cloakroom. The property is SET BACK FROM THE ROAD down a PRIVATE DRIVE that SERVICES A HANDFUL of properties and provides COMMUNAL PARKING, whilst the rear garden is PRIVATE, and communal gardens can be found nearby.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Onward Chain
- Mid-Terrace House in Quiet Cul-De-Sac Setting
- 17' Sitting & Dining Room
- Three Bedrooms
- Fully Fitted Kitchen
- Easy Access To the UEA & Hospital
- Private & Enclosed Rear Garden
- Communal Parking Available

Located just off Dereham Road, within a short walk you will find various local amenities including shops, hardware store, post office 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 is set back from the road down a private drive that services only a handful of properties and provides communal parking. There is a hard standing pathway leading to the main property, with large useful built in storage cupboard beside the main front door.



THE GRAND TOUR

Stepping inside, the fully enclosed porch entrance offers integrated storage perfect for outdoor wear with a further door opening to a spacious hallway entrance. The hallway offers a light and bright feel and includes a double integral storage cupboard to the right hand side with water and drainage perfect for a washing machine in a tucked away utility space. Stairs rise to the first floor and with space beneath that could be easily enclosed to create further storage space. Hard flooring runs underfoot and continues into the 17' sitting and dining room, with a service hatch through to the kitchen. The space offers uPVC double glazed windows and French doors opening to the garden ensuring the room is well lit whilst allowing for a range of soft furnishing layouts and ample space for formal dining. Also from the hallway, the fitted kitchen includes a range of wall and base storage cupboards with space for appliances including an oven and a fridge. A stainless steel sink with integrated drainer and mixer tap is positioned beneath the window.

Ascending the stairs to the carpeted first floor landing, a deceptively sized airing cupboard can be found whilst doors give way to three bedrooms. The main bedroom includes carpeted flooring with double integrated wardrobe space and ample space for a double bed and storage furniture. Adjacent, the second double room enjoys a rear facing aspect with uPVC double glazed windows, fitted carpets and a radiator, the third bedroom overlooks the front of the property and enjoys the same benefits. The split washroom completes the accommodation, offering a W.C to one side with a secondary door open to a two piece suite including a bath with a shower above and a wall mounted heated towel rail.

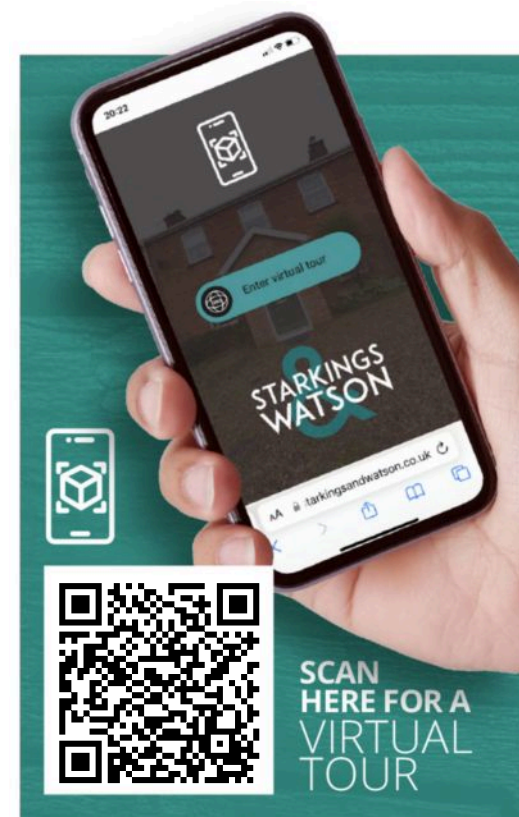
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VIRTUAL TOUR

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



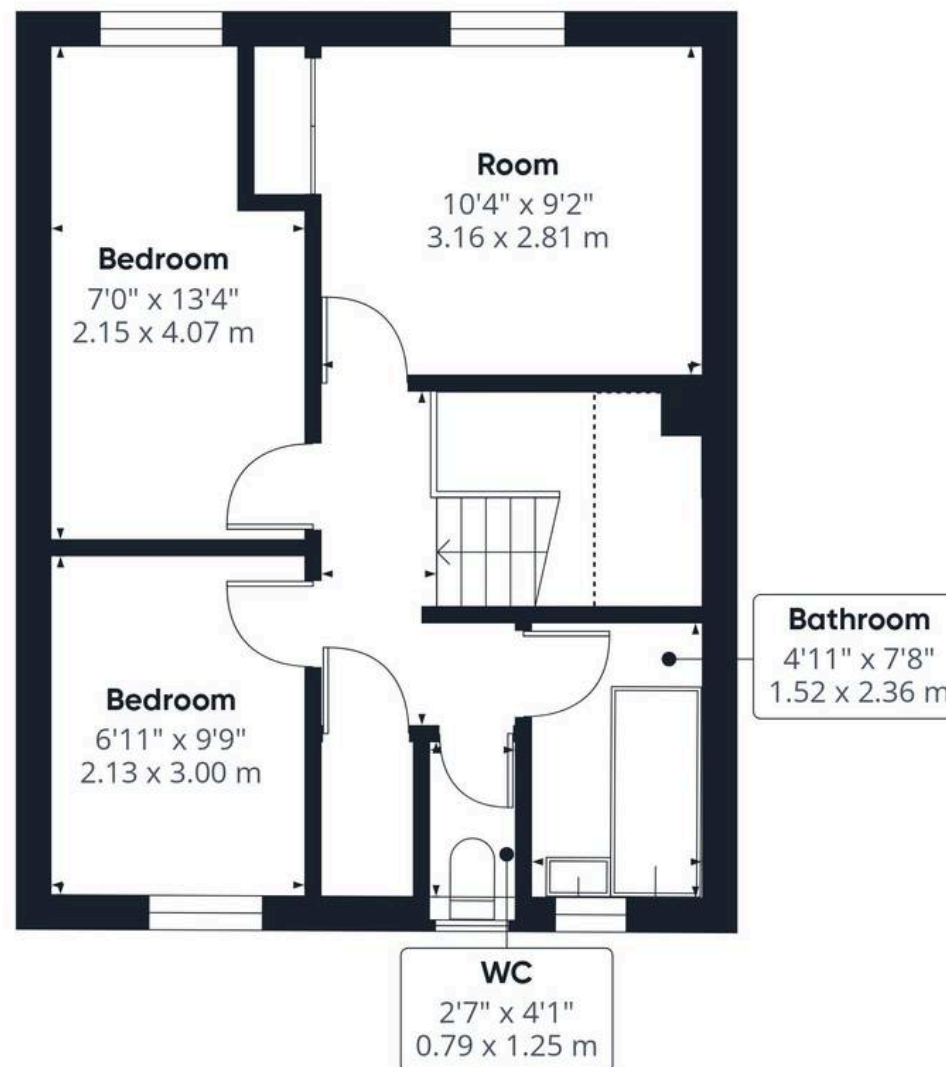
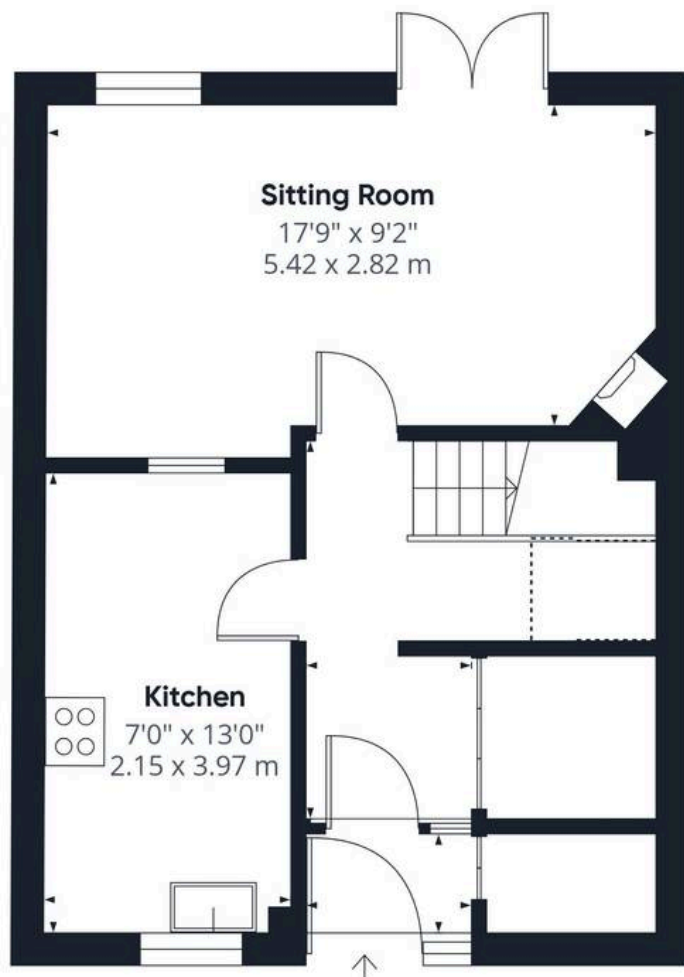




THE GREAT OUTDOORS

Leaving the property via the sitting room French doors is a fully enclosed rear garden with brick walled and timber fenced boundaries. There are both decked and slated areas that extend from the property providing a delightful location for entertaining and alfresco dining. There are a range of mature plantings and trees around the boundary of the garden.





Approximate total area⁽¹⁾

754 ft²

70.1 m²

Reduced headroom

11 ft²

1 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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