



Colman Road, Norwich - NR4 7HE



Colman Road

Norwich

ESTABLISHED STUDENT LET. Tucked away in a sought-after location, this impressive property presents a LUCRATIVE OPPORTUNITY as an established student let. This investment boasts a SPACIOUS LAYOUT offering approximately 1015 Sq. ft (stms) of accommodation. FULLY FURNISHED, the accommodation comprises a communal living space, CONSERVATORY, and a well-equipped kitchen, providing a comfortable living environment for students. Boasting FIVE generously sized BEDROOMS, residents will also benefit from a convenient shower room and bathroom facilities. The property further offers the convenience of enclosed GARDENS and on-road parking, ensuring a hassle-free living experience for occupants.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Established Student Let
- Semi Detached House
- Approx. 1015 Sq. ft (stms)
- Fully Furnished
- Communal Living Space, Conservatory & Kitchen
- Five Bedrooms
- Shower Room & Bathroom
- Enclosed Gardens & On Road Parking

The property is situated adjacent to the A11 in the centre of Cringleford - only four miles to the centre of Norwich - the cathedral city and regional centre of East Anglia. The city boasts a lively nightlife as well as good shopping, cultural and social activities and a historic centre. From Norwich there is a mainline rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes. Excellent state, faith and independent schools for all age groups, local shopping facilities, a Waitrose supermarket, the University of East Anglia, the Norfolk and Norwich University Hospital, parks and public houses are all within easy reach.



SETTING THE SCENE

The low maintenance shingle frontage offers a range of mature planting, screening the property from the road, with an access to the side of the property where the rear garden can be found. Steps take you to the main entrance door.

THE GRAND TOUR

Once inside, the carpeted hall entrance offers stairs to the first floor landing, with doors to the ground floor bedroom and living accommodation. Immediately to your left as you enter is a double bedroom with fitted carpet and uPVC double glazed window to front. The further bay fronted double bedroom sits opposite with fitted carpet and uPVC double glazing. The kitchen sits beyond with a galley style range of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven, with tile splash-backs running around the work surface and space for general white goods. A door leads to the rear garden with the wall mounted gas fired central heating boiler to one side. The communal living space comprises the sitting room with fitted carpet underfoot and French doors taking you to a conservatory which creates the ideal dining space with garden views and further French doors to the rear garden. Completing the ground floor is the family bathroom with a white three piece suite including tiled walls, shower over the bath and heated towel rail.

Upstairs the carpeted landing offers a window to side with doors taking you to three further bedrooms all of which are finished with fitted carpet and the larger including a useful built-in storage cupboard. Completing the property is a communal shower room with a white three piece suite including fully tiled walls, wood effect flooring and heated towel rail.

FIND US

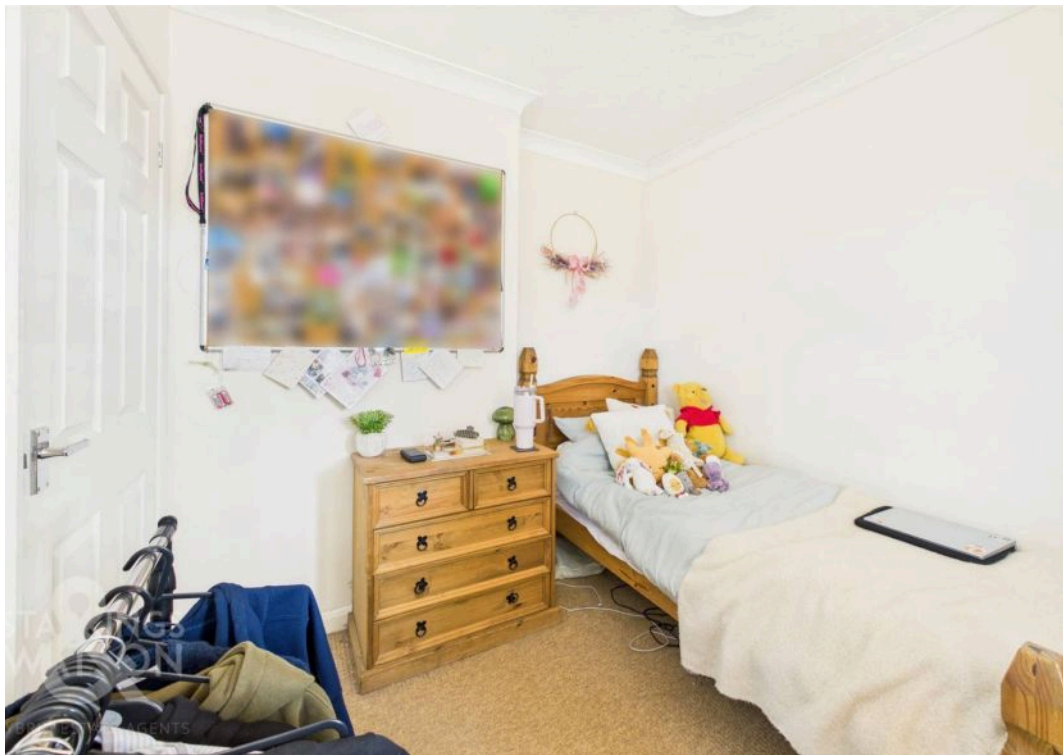
Postcode : NR4 7HE

What3Words : ///stones.vine.dishes

VIRTUAL TOUR

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

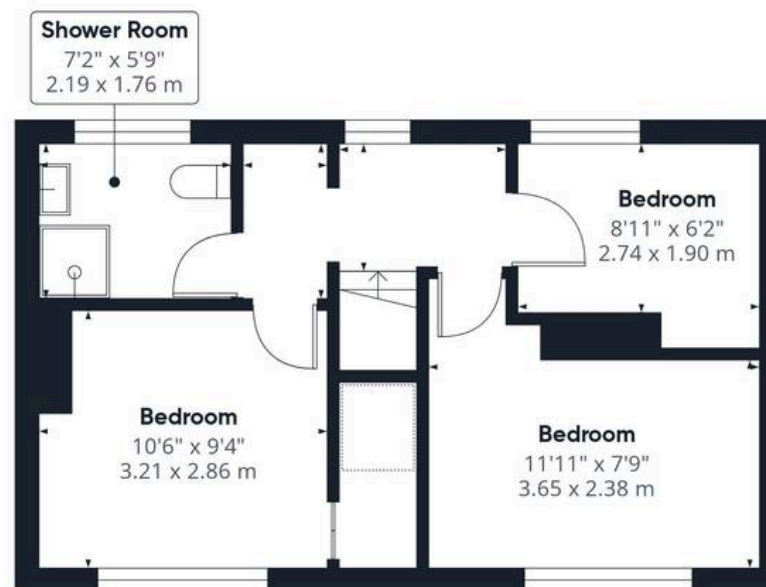
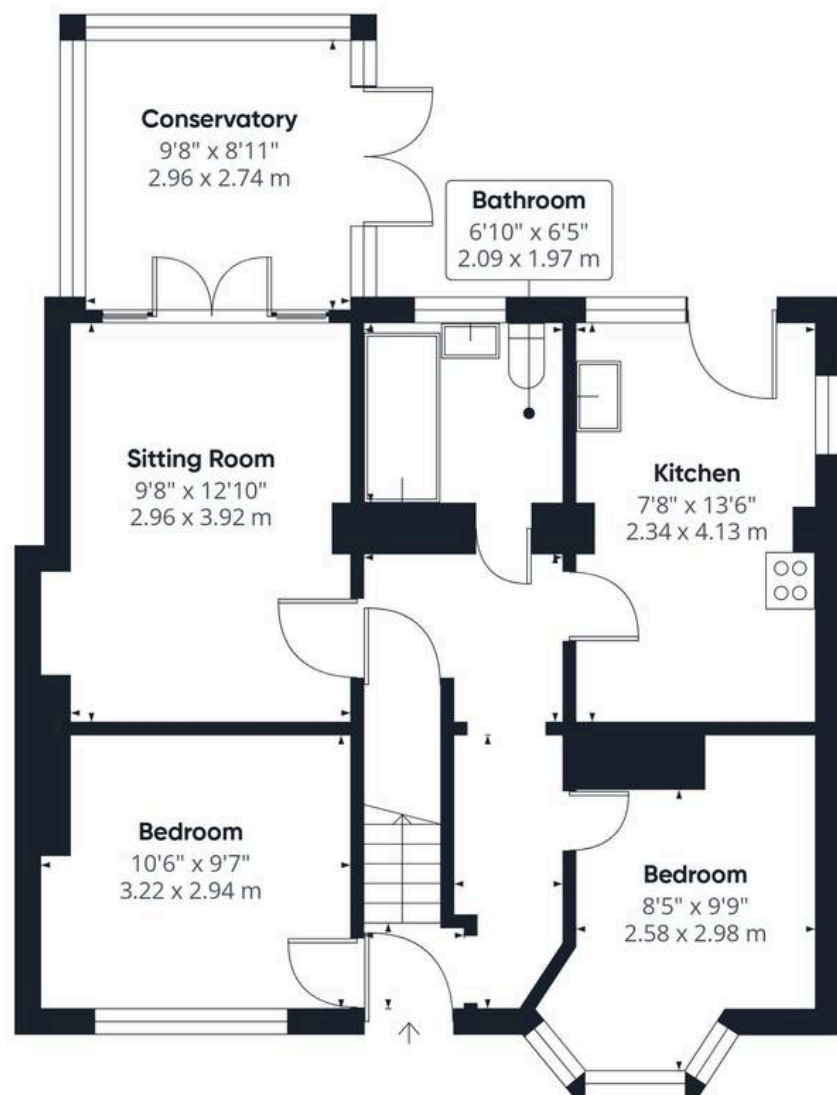




THE GREAT OUTDOORS

A sizeable easy to maintain lawned garden can be found to the rear, with French doors leading out from the conservatory on to a patio seating area. A timber shed offers storage, with a mixture of timber fenced and hedged boundaries enclosing the gardens.





Floor 1

Approximate total area⁽¹⁾

1015 ft²

94.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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