



Leewood Crescent, Norwich - NR5 0DA





## Leewood Crescent

Norwich

Positioned within a quiet CUL-DE-SAC setting, this SEMI-DETACHED HOUSE offers direct access to the MARRIOTT'S WAY, having been lovingly UPDATED and MODERNISED by the current vendors, including SOLAR PANELS. Step inside to the spacious HALLWAY ENTRANCE, with stairs rising to the first floor and doors giving way to the capacious main living spaces. Including the 19' SITTING ROOM, enjoying a DUAL ASPECT flooding the space with natural light. Adjacent, the 18' KITCHEN/ DINING ROOM has been refitted, with ample room for dining and FRENCH DOORS leading out. The kitchen benefits from a separate UTILITY ROOM, perfect for white goods with access out and a conveniently located W.C. FOUR BEDROOMS open from the first floor landing, including three DOUBLE BEDROOMS, serviced by a centrally located three piece FAMILY BATHROOM with a shower over the bath. Outside, the ENCLOSED FRONTAGE boasts a TREE-LINED ASPECT. To the rear, the PRIVATE and ENCLOSED GARDEN has been LANDSCAPED in addition to DRIVEWAY PARKING for multiple vehicles and a GARAGE with electric roller door.





Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached House
- Quiet Cul-De-Sac Location
- 19' Dual Aspect Sitting Room
- 18' Kitchen/ Dining Room & Separate Utility Room
- Four Bedrooms
- Ground Floor W.C & Family Bathroom Off Landing
- Landscaped Private & Enclosed Garden
- Generous Driveway Parking & Garage

Nearby you will find a variety of 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. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.



## SETTING THE SCENE

Positioned along a quiet communal pathway opposite mature woodland, the property is reached through a gated iron fence. A flagstone walkway, flanked by a raised artificial lawn enclosed by wooden sleepers, leads directly to the front door.

## THE GRAND TOUR

Stepping inside, the spacious hallway features stairs rising to the first floor and an integrated storage cupboard, perfect for coats and shoes. Carpeted flooring leads through to the impressive 19' dual-aspect sitting room, which is flooded with natural light. This versatile space accommodates a variety of soft furnishing layouts with additional room for a dining area or a dedicated home office setup. At the end of the hallway, you enter the 18' kitchen and dining room, which also enjoys a dual aspect and features French doors opening onto the garden. This room provides ample space for formal dining and includes a useful under stairs cupboard, ideal for use as a pantry. The kitchen has been stylishly refitted by the current vendors, offering a range of wall and base units with space for a 'range' style cooker and a fitted extractor above, plus under counter room for a dishwasher. Adjacent to the kitchen, the utility room provides convenient garden and garage access and features an alcove perfectly sized for an 'American' style fridge/ freezer, along with further space for a washing machine and tumble dryer. A doorway from here leads to a well positioned two piece W.C.

Ascending to the carpeted first-floor landing, doors open to four well proportioned bedrooms. The main double bedroom enjoys a front facing aspect with pleasant views over mature woodland, offering plenty of room for a large double bed and storage furniture. The second double bedroom is also well sized, enjoying a rear facing aspect and the benefit of integrated wardrobe space. The third double bedroom boasts a dual aspect that fills the room with light, while the fourth bedroom; currently utilized as a dressing room is also well suited as a single bedroom. Centrally located on the landing is the family bathroom, featuring a modern three-piece suite with a P-shaped bath, overhead shower, glass splashback, vanity storage, and a wall mounted heated towel rail.

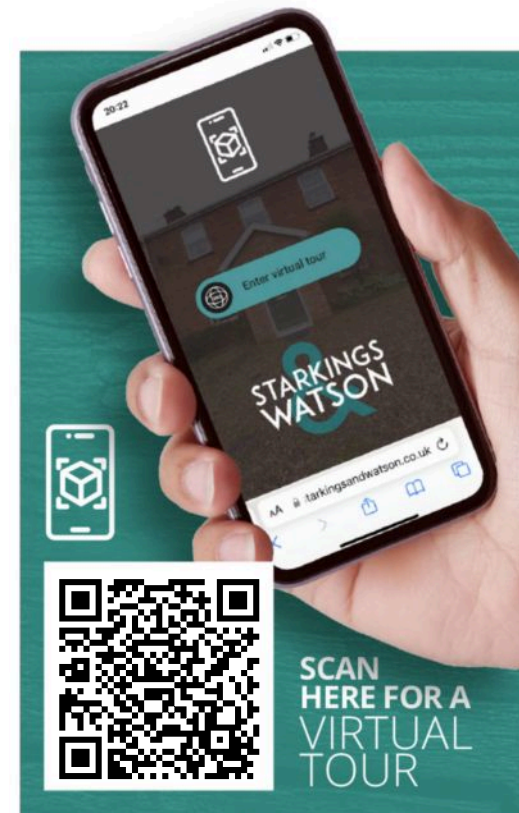
## FIND US

Postcode : NR5 0DA

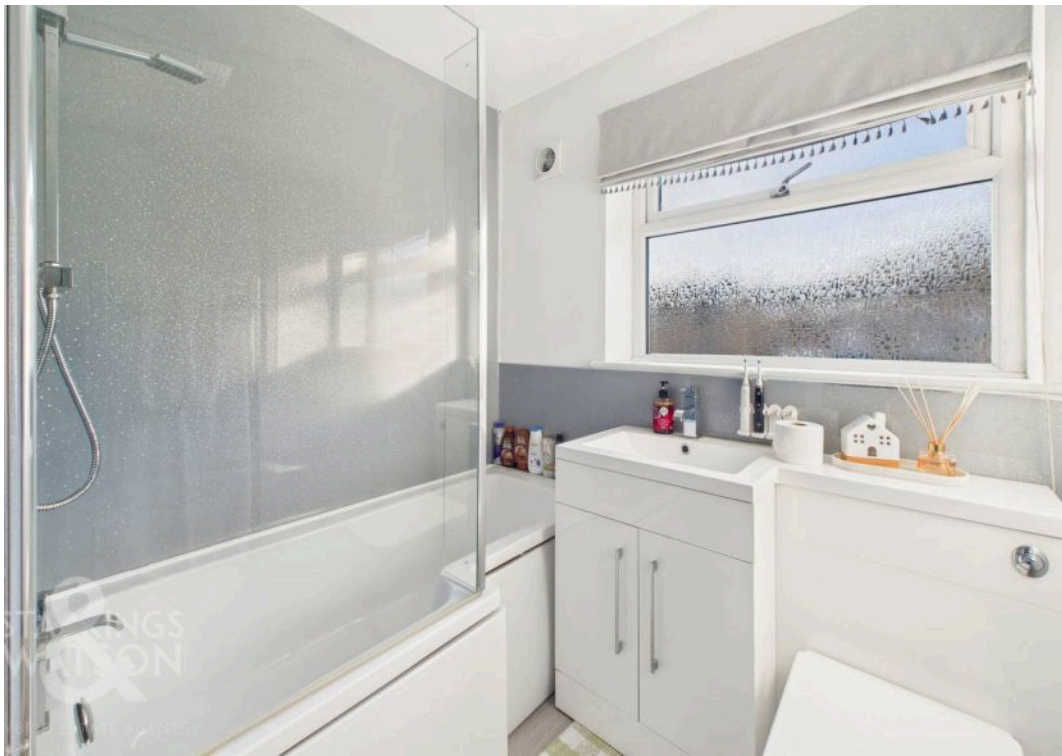
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## VIRTUAL TOUR

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







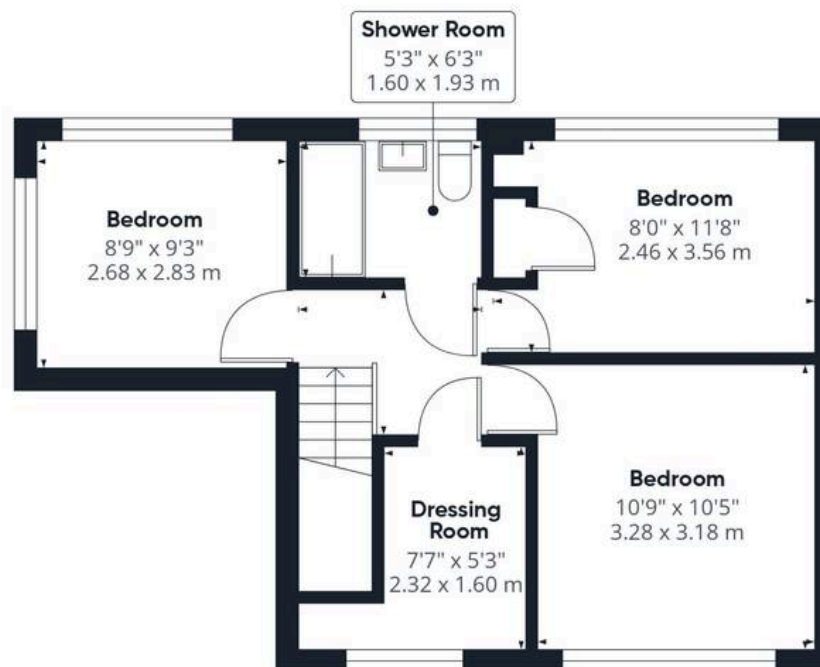
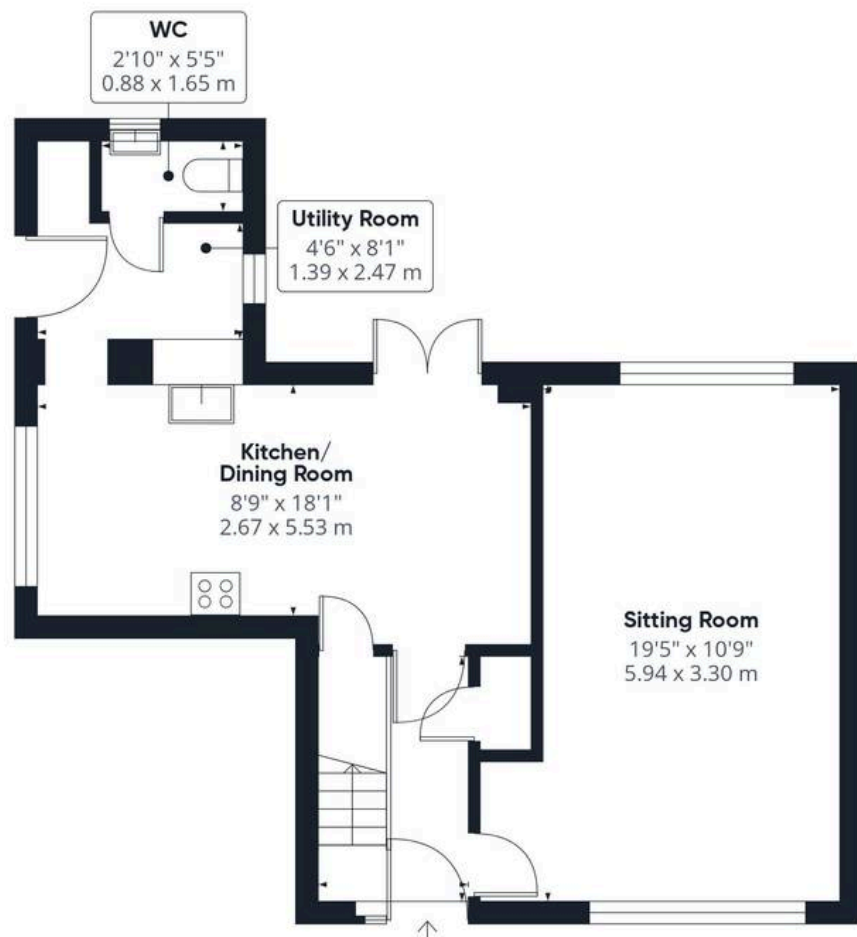




## THE GREAT OUTDOORS

Heading outside, the rear garden is private and fully enclosed by timber panel fencing. The space begins with a flagstone patio, perfectly positioned for outdoor furniture for summer entertaining. This leads onto a substantial artificial lawn, which is framed at the far end by raised wooden sleeper borders that house a pond alongside a variety of shrubs and plantings. To the left, a further raised Koi pond can be found. A wooden latch and brace gate provides access to a spacious driveway, which leads to a garage with an electric roller door. Adjacent to the driveway, an additional area of lawn and sleeper enclosed borders is finished with shingle and plantings.





Floor 1

**Approximate total area<sup>(1)</sup>**  
937 ft<sup>2</sup>  
87.3 m<sup>2</sup>

(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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