



Cremorne Lane, Norwich - NR1 1TX





## Cremorne Lane

Norwich

This charming MID-TERRACE HOME with OFF ROAD PARKING boasts a spacious 24' OPEN PLAN SITTING/DINING ROOM, ideal for hosting gatherings or enjoying cosy evenings in. The MODERN KITCHEN is equipped with INTEGRATED COOKING APPLIANCES and attractive TILED SPLASHBACKS. Upstairs, TWO BEDROOMS offer comfortable retreats, while the FAMILY BATHROOM with a shower provides convenience and practicality. Outside, the property features OFF ROAD PARKING, a front GARDEN facing SOUTH, and a rear courtyard awaiting your personal touch. Situated within WALKING DISTANCE to the riverside and CITY CENTRE, this residence offers both convenience and comfort for a vibrant lifestyle.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Mid-Terrace Home
- Walking Distance to Riverside & City Centre
- 24' Open Plan Sitting/Dining Room
- Modern Kitchen with Integrated Cooking Appliances
- Two Bedrooms
- Family Bathroom with Shower
- Front South Facing Garden & Rear Courtyard
- Off Road Parking

Located in the heart of Norwich City Centre this property provides 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

With off road parking to front, a lawned frontage extends up the garden, with a hard standing footpath taking you to the main entrance door.





## THE GRAND TOUR

Once inside, the main living space is open plan with dual aspect views to front and rear. A feature fireplace sits to one side, with stripped wood flooring underfoot, and ample space for soft furnishings and dining table. Stairs rise to the first floor landing and a door takes you to the kitchen beyond. Created in a galley style arrangement with a range of wall and base level units, contrasting tiled splash-backs and matching upstands run around the work surface, with integrated cooking appliances including an electric ceramic hob and built-in electric oven. Space is provided for general white goods including a fridge freezer and washing machine, whilst dual aspect windows face the side and rear. A door takes you to the outside courtyard.

Heading upstairs, the carpeted landing leads to the two bedrooms. The main bedroom sits in the front with a uPVC double glazed window and fitted carpet underfoot. The second bedroom faces to the rear with fitted carpet underfoot and a door taking you to the family bathroom. The modern white three piece suite includes a mixer shower tap and glazed shower screen over the bath. Wood effect flooring can be found underfoot with tiled splash-backs, heated towel rail and built-in airing cupboard.

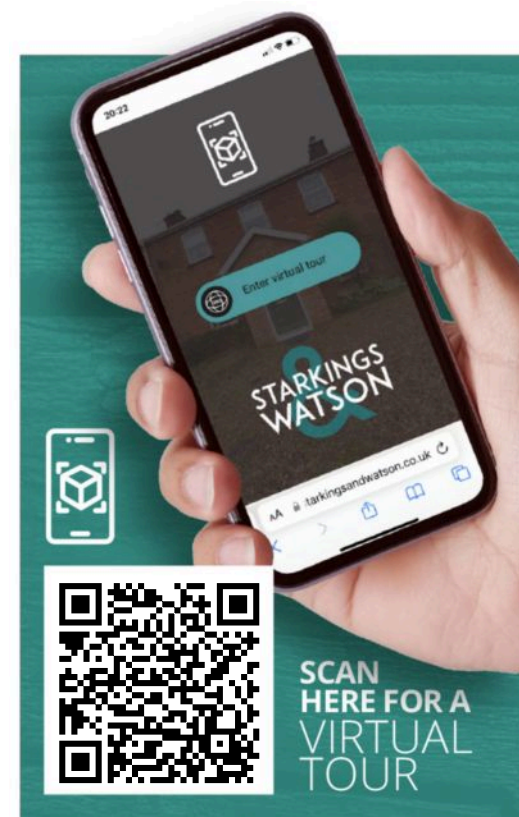
## FIND US

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## VIRTUAL TOUR

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









## THE GREAT OUTDOORS

The bisected rear courtyard garden sits opposite, with a timber built shed for storage. Potential exists to landscape the space with the communal access to the front of the property. The front garden is laid to lawn, enjoying the south facing aspect, with open parking beyond.



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

603 ft<sup>2</sup>

56.1 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>

1.1 m<sup>2</sup>

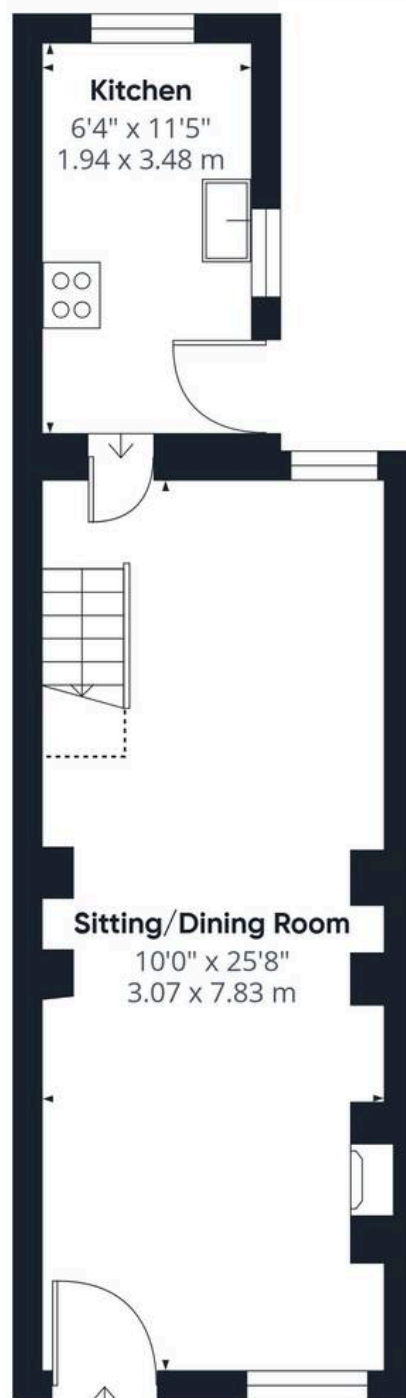
(1) Excluding balconies and terraces

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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