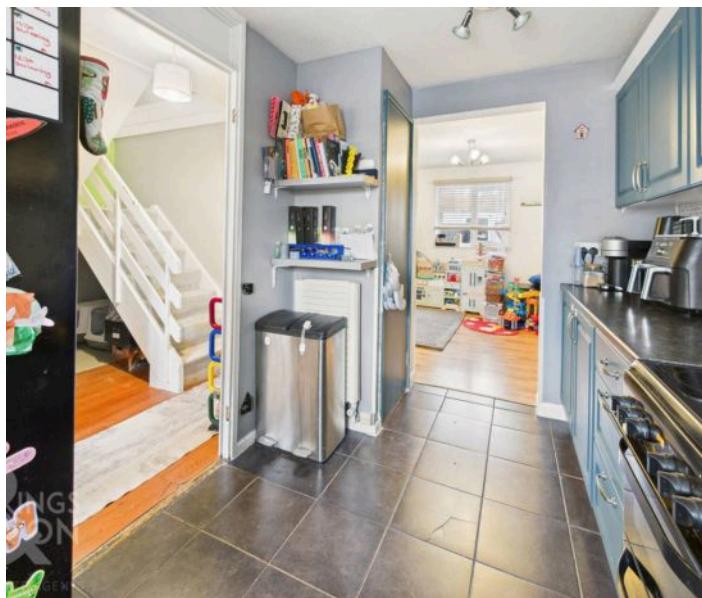




Fiddlewood Road, Norwich - NR6 6DW

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Fiddlewood Road

Norwich

Occupying an **ELEVATED POSITION** this **DETACHED HOME** is one of very few of its kind in the area being on the doorstep to Catton Park and also offering **OFF ROAD PARKING**. The ground floor accommodation opens at the rear in the form of a **17' SITTING ROOM** backing onto the **LOW-MAINTENANCE REAR GARDEN** through French doors and flows seamlessly into the kitchen just in front of this through an opening. By converting the external storage cupboard, the property now offers a ground floor shower room and WC alongside the **THREE PIECE FAMILY BATHROOM** on the first floor. From the central landing on the first floor a total of **THREE BEDROOMS** are on offer each being able to accommodate a double bed.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

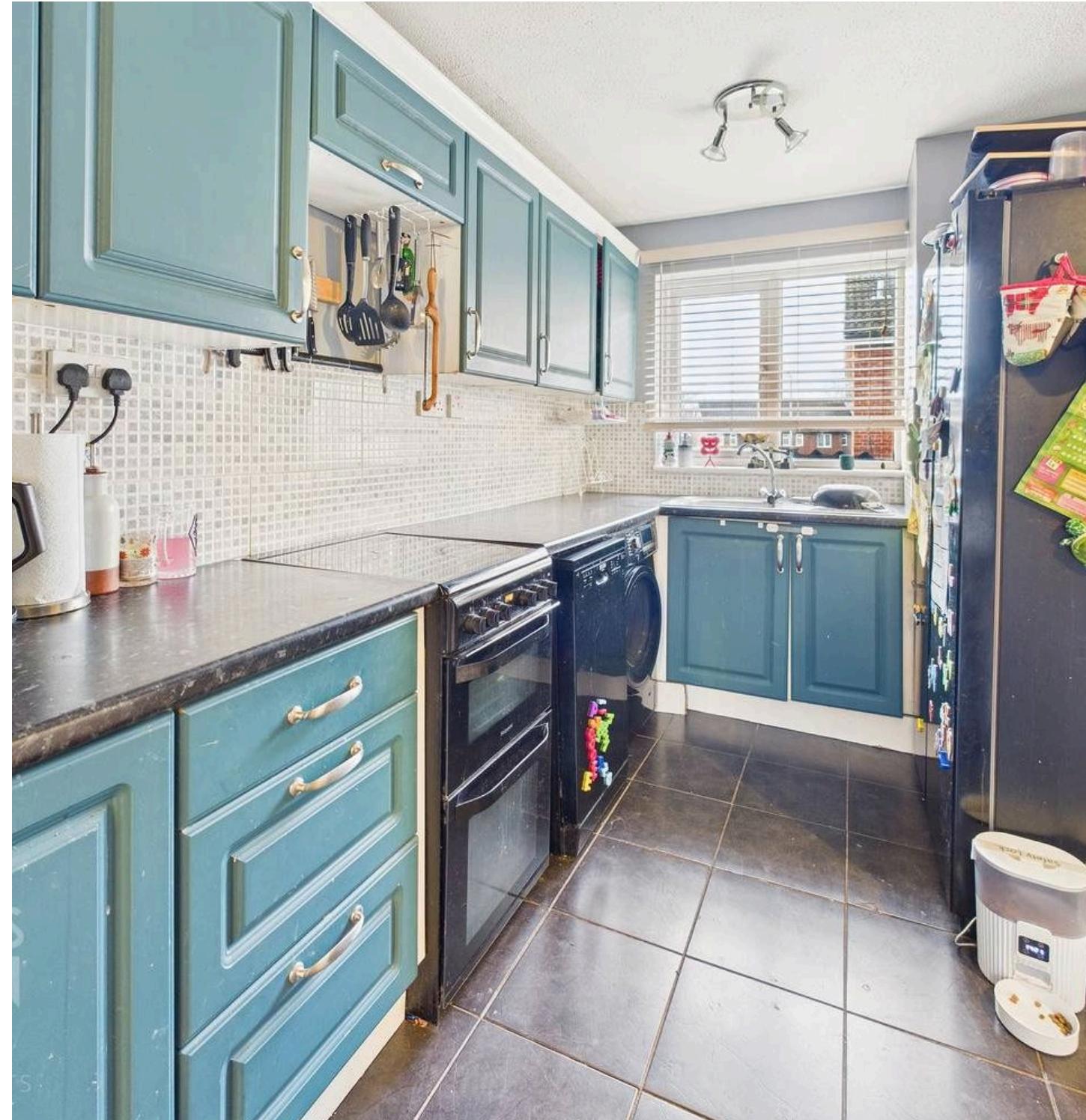
EPC Environmental Impact Rating: D

- Detached House Enjoying An Elevated Position
- On The Doorstep Of Catton Park
- 17' Open Sitting Room
- First Floor Bathroom & Ground Floor Shower Room
- Three Bedrooms
- Low-Maintenance Rear Garden
- Off Road Parking
- Walking Distance To All Local Amenities

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

SETTING THE SCENE

The property enjoys an elevated position just off from the streets with the front of the home being made private with tall brick wall and gentle steps leading you up towards the front of the home. A small flagstone paved area sits on this elevator platform with off road parking to the side of the home.



THE GRAND TOUR

Stepping inside the central hallway is the first place to greet you granting access to all accommodation on the ground floor as well as a sizeable under the stair storage cupboard looping around behind and underneath the stairs. Immediately to the left a converted external storage room has now offered a ground floor shower room alongside a WC with frosted glass window to the front. Through from the hallway and to your right you will step into the kitchen which is set upon tiled flooring where initially a mixture of wall and base mounted storage units are paired with tiled splashbacks with space remaining for multiple freestanding appliances and plumbing for a washing machine and dishwasher. The property opens up at the very rear in the form of a 17' sitting room which has been tastefully decorated by the current owners and set upon all wooden effect flooring. This space is conducive to a potential choice of layouts due to its large conventional size with uPVC double glazed window and separate French doors both opening towards the rear garden.

The first floor landing splits in both directions to allow access into three double bedrooms as well as a large internal storage cupboard and modernized three piece family bathroom suite with a part tile surround, tiled flooring and vanity storage. The two smaller rooms sit towards the very rear of the property, each of which being more than capable of hosting a double bed however currently used for alternative purposes.

The slightly larger room sits upon all wooden effect flooring whilst the smaller of the rooms has newly fitted carpet and more than enough space to accommodate a large bed with further storage solutions. The larger of the bedroom sits towards the front of the property and is more than large enough to accommodate two double bed with additional storage solutions and soft furnishings.

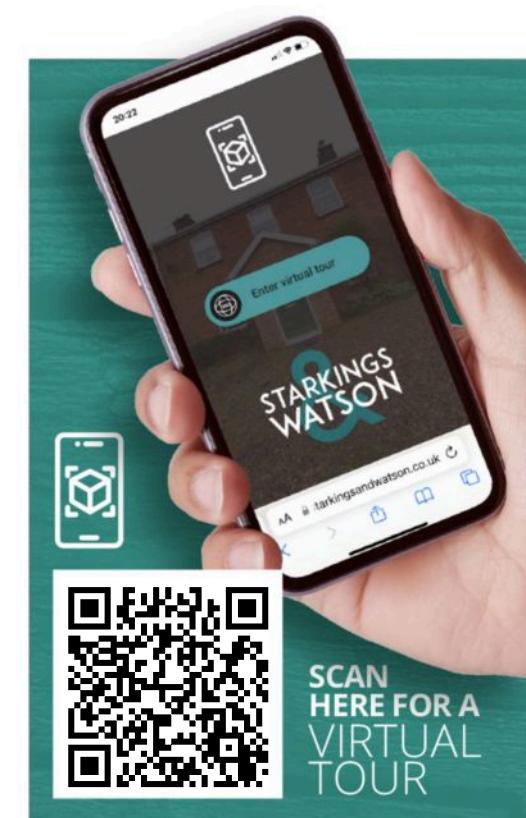
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VIRTUAL TOUR

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



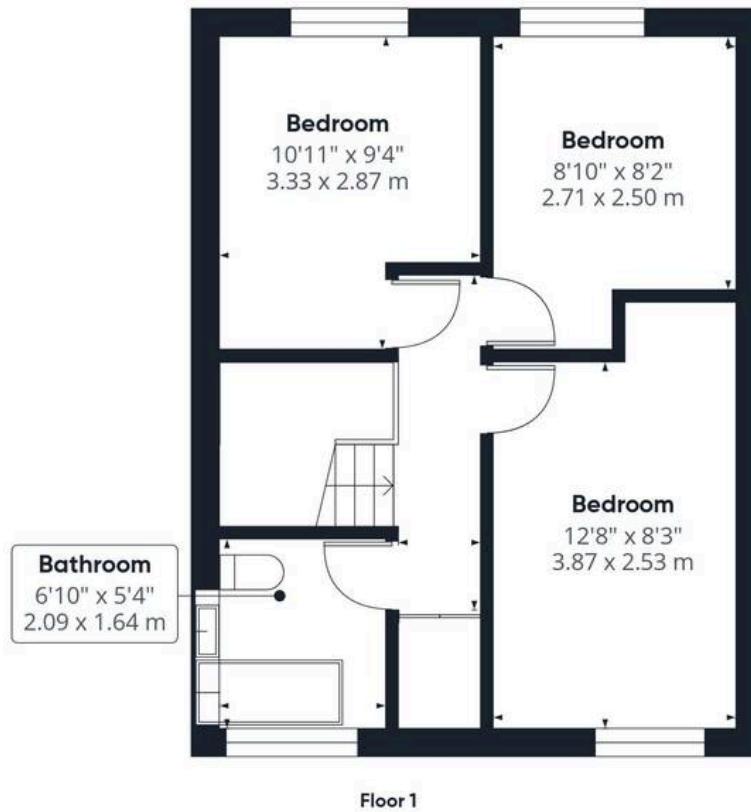




THE GREAT OUTDOORS

The rear garden offers an attractive yet low maintenance area where the majority of the space is laid with all artificial lawn with raised colourful planting bed and being fully enclosed with tall brick wall where an external storage and workspace has been added suitable for many uses depending on the need.





Approximate total area⁽¹⁾

772 ft²
71.7 m²

Reduced headroom

27 ft²
2.6 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





Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.