



Reydon Close, Norwich - NR5 9AG

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Reydon Close

Norwich

Tucked away within a quiet CUL-DE-SAC setting, this SEMI-DETACHED HOUSE has been UPDATED and IMPROVED by the current vendors, offering a generous plot with OFF-ROAD PARKING and an EN-BLOC GARAGE to the side, and a larger than average PRIVATE and ENCLOSED GARDEN to the rear. Step inside to the ENCLOSED PORCH ENTRANCE, perfect for storing coats and shoes, opening to the spacious 14' SITTING ROOM. Stairs rise to the first floor, whilst FRENCH DOORS open to the garden. The KITCHEN and DINING ROOM offers ample storage, with a further door opening to the garden, space is available for formal dining. Upstairs, doors open to THREE BEDROOMS, serviced by a three piece FAMILY BATHROOM, recently refitted including a shower over the bath.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached House
- Within Close Proximity To The UEA & Hospital
- 14' Sitting Room With French Doors
- Open Plan Kitchen/ Dining Room
- Three Bedrooms
- Recently Refitted Three Piece Family Bathroom
- Larger Than Average Private & Enclosed Garden
- Off Road Parking & Garage

The Norwich City suburb of Clover Hill and Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools. This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich Hospital and the University of East Anglia.

SETTING THE SCENE

A pedestrian pathway leads to the property's frontage, enclosed by well maintained hedging for added privacy. Opening onto a neat, laid lawn bisected by a brick weave path that guides you to the main entrance at the front.



THE GRAND TOUR

Stepping through the uPVC double glazed enclosed porch, you are greeted by a practical entrance with useful storage space for outdoor wear. A further door opens into the main living space, a 14' sitting room featuring hard flooring and stairs rising to the first floor. This versatile room allows for a variety of soft furnishing layouts, with French doors to the corner opening out to the garden and flooding the space with natural light. From here, a door leads into the dual aspect kitchen and dining room. The kitchen itself is equipped with a range of wall and base storage units and ample worktop space for food preparation. Tiled flooring runs underfoot for ease of maintenance, with further space for formal dining. Integrated appliances also feature, including an oven, four burner gas hob with an extractor above, along with under counter space for a washing machine and an additional door providing garden access.

Ascending the stairs to the carpeted first floor landing, doors lead to three well proportioned bedrooms. The main bedroom enjoys a front facing aspect with hard flooring and ample space for a double bed and storage furniture. The second bedroom, of a similar size, overlooks the garden and is currently carpeted and configured for two single beds but would also be suitable for a double bed. The third bedroom is a versatile single room, currently utilised as a home office/ study. Completing the accommodation is the recently refitted three piece family bathroom, which features stylish floor to ceiling tiling, a bath with a shower over and glass door, a wall mounted heated towel rail and vanity storage below the sink.

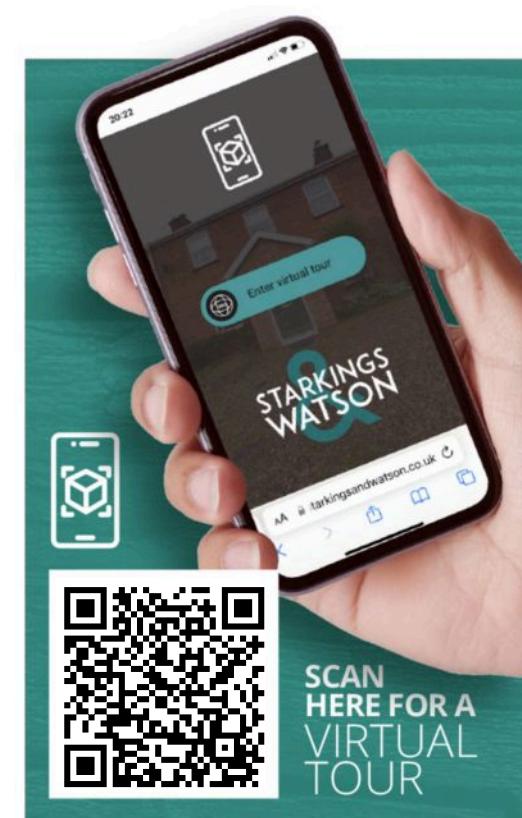
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Postcode : NR5 9AG

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VIRTUAL TOUR

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

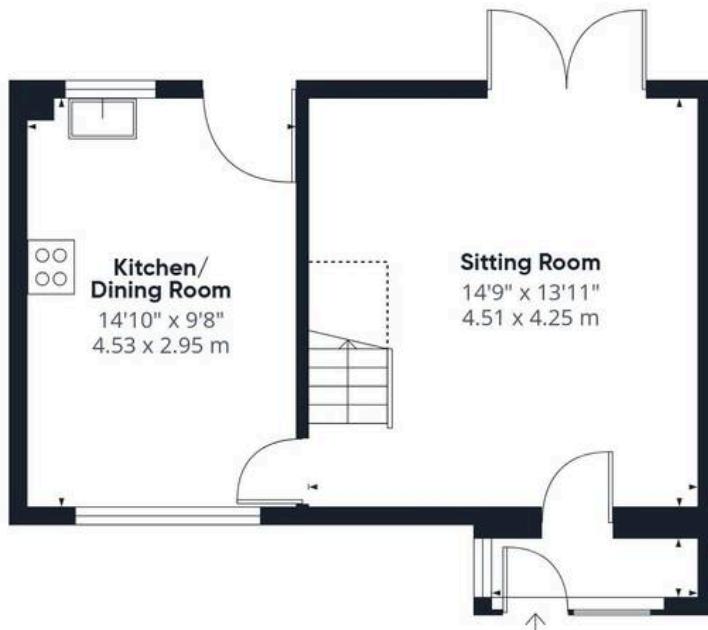






THE GREAT OUTDOORS

Stepping outside, a patio provides an ideal space for outdoor furniture, perfect for relaxing or entertaining during the warmer months. This area includes a covered space for bin storage, with an adjacent wooden gate providing convenient access to the off road parking and en-bloc garage. The remainder of the garden is neatly fenced off with a wooden picket gate opening to a well maintained lawn complemented by a further patio area and decorative borders finished with slate shingle.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

704 ft²
65.4 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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