



Linacre Avenue, Norwich - NR7 8JS

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HYBRID ESTATE AGENTS



Linacre Avenue

Norwich

NO CHAIN. Sitting proudly with a large DRIVEWAY from the street this SEMI-DETACHED home offers both a LOW-MAINTENANCE REAR GARDEN alongside a lawn front and side garden. Internally, the property is incredibly well kept and presented with a welcoming yet neutral décor throughout. The main living space is a large 20' SITTING ROOM with multiple uPVC double glazed windows to the front of the home allowing light to fill the room and leaving room for both a sitting and dining room suite. Alongside this the kitchen gives a mixture of storage spaces with INTEGRATED APPLIANCES while the THREE PIECE BATHROOM all serving THREE BEDROOMS accessed from the landing on the first floor with a gas central heating boiler found within an integrated storage space, being fitted in 2024. The rear garden is FULLY ENCLOSED and grants access into the oversized GARAGE and WORKSHOP, ideal for those needing this additional space or giving potential for a conversion (stp).

Council Tax band: C

Tenure: Freehold

- Semi-Detached Home
- No Chain
- Generous 20' Open Sitting Room
- Kitchen Housing Integrated Appliances
- Three Bedrooms
- Three Piece Family Bathroom
- Low-Maintenance Rear Garden With Lawn Side & Front Garden
- Oversized Garage/Workshop With Driveway

You will find Sprowston to the north of the Cathedral City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

SETTING THE SCENE

The property can be found set back from the street where mature low level hedges create a privacy barrier between the side and front gardens and the public footpath. Towards the rear of the home a driveway opens up with a mixture of flagstone patio tiles and shingle bedding allowing for the parking of multiple vehicles in front of the oversized garage with up and over door to the front.



THE GRAND TOUR

Once inside the central hallway, the first place to greet you initially granting access to all living accommodation on the ground floor as well as stairs towards the first floor. Just next to the stairs is the ground floor bathroom complete with a fully tiled surround and flooring whilst also offering a wall mounted heated towel rail and low level vanity storage. At the very end of the hallway is a modernized kitchen offering a mixture of wall and base mounted storage units which in turn give way to integrated appliances to include a washing machine, four ring gas burner hob with extraction above and eye level oven with a wide array of worktops and a one and a half inset composite sink. Towards the very rear of this room an access door takes you into the low maintenance garden whilst a handy storage cupboard is below these stairs giving ample storage potential. The main living space on the ground floor opens up again from the central hallway in the form of a 20' sitting room. The room is fronted by large uPVC double glazed windows allowing natural light to fill the room and the large open carpeted floor space is conducive to a potential choice of layouts with the ability to host both a sitting and formal dining room suite.

The first floor landing grants access into all three of the bedrooms with the smaller of the room coming to the right hand side in the form of a neatly decorated and carpeted single bedroom. The bedroom sits directly ahead as you round the stairs in the form of a large double bedroom more than suited to a double bed with further storage solutions whilst another double bedroom sits just next door with the added benefit of a generous built in storage space where a 2024 updated gas central heating boiler is mounted on the wall.

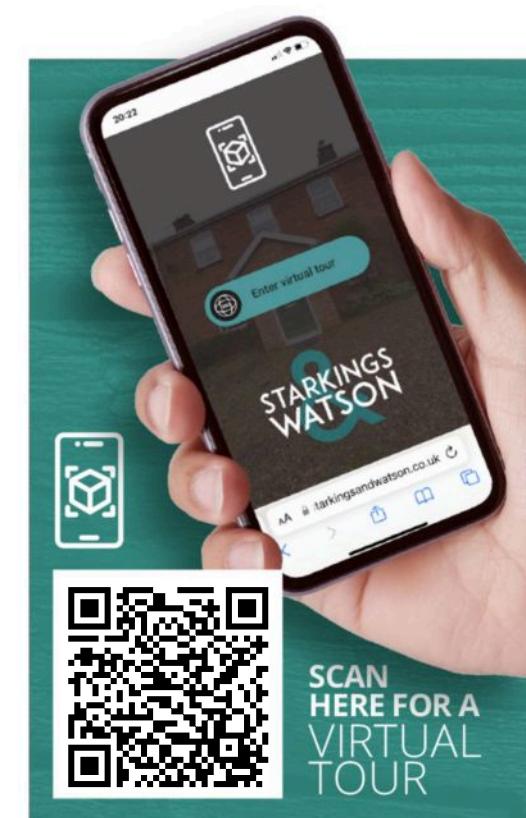
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What3Words : //stir.them.fine

VIRTUAL TOUR

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

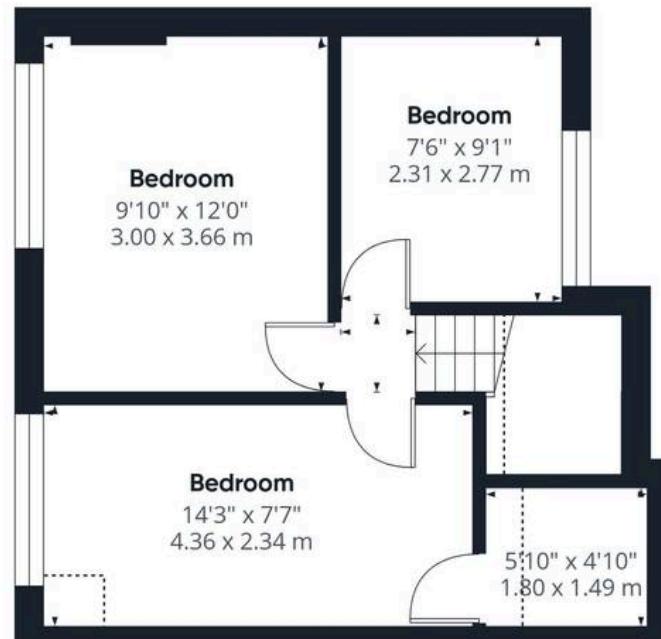






THE GREAT OUTDOORS

The rear garden is offered an attractive yet low maintenance condition being fully enclosed by tall brick walls, the flagstone patio creates the ideal place to enjoy the warmer months with raised planting beds giving the option to add vibrancy to the outside. A personal door takes you into the workshop portion of the garage - being an extended space, this holds a wealth of potential with uPVC double glazed windows and up and over door to the front.



Floor 1

Approximate total area⁽¹⁾

817 ft²
76 m²

Reduced headroom
24 ft²
2.2 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.

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