



Little John Road, Norwich - NR4 6BH

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Little John Road

Norwich

NO CHAIN. This EXTENDED SEMI-DETACHED HOME presents an excellent opportunity for buyers seeking VERSATILE LIVING SPACE and further POTENTIAL (stp). Offering over 940 SQ. FT (stms) of accommodation, this well-proportioned property is IDEAL FOR FAMILIES or those looking to upsize. Step inside via the welcoming PORCH and HALL ENTRANCE, which leads to the impressive 19' SITTING ROOM - perfect for relaxing or entertaining. The heart of the home is the expansive 23' GARDEN ROOM, providing additional flexibility for dining, family gatherings, or a play area, flowing seamlessly into the KITCHEN. The property boasts THREE BEDROOMS, each offering comfortable proportions for restful retreats or home office use, sitting alongside the W.C and WET ROOM style shower room. The NEWLY INSTALLED (2026) GAS FIRED CENTRAL HEATING BOILER ensures efficient warmth throughout, while the layout offers scope to personalise or further extend (stp) to suit your needs.

The rear GARDEN is thoughtfully designed for easy maintenance, featuring a fully enclosed expanse of lawn and a generous PATIO SEATING area that runs alongside the neighbouring brick wall boundary - ideal for alfresco dining or enjoying the evening sun. Practicality is well catered for, with a useful storage area to the rear of the OVERSIZED GARAGE that includes a timber shed, outside water supply, and gated access to the front.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Extended Semi-Detached Home with Potential (stp)
- Over 940 Sq. ft (stms) of Accommodation
- 2026 Installed Gas Fired Central Heating Boiler
- Porch & Hall Entrance
- 19' Siting Room
- 23' Garden Room
- Three Bedrooms



Located on the fringes of Norwich City Centre to provide 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

Occupying a corner plot, the property is approached via a brick walled front boundary with a hard standing driveway offering off road parking and access to the garage. A large shingled expanse sits to the side, which could offer further parking or storage space whilst a wrought iron gate takes you to the main entrance path and front gardens.

THE GRAND TOUR

Heading inside, a porch entrance offers the ideal meet and greet space, with a front facing window and a door to the inner hall entrance. Stairs rise to the first floor landing with a storage cupboard built below, and doors taking you to the living and kitchen accommodation. The main sitting room offers a front facing window and feature fireplace, whilst double doors open up to the garden room beyond - providing an extension to the living space. This versatile room offers ample space for a dining table or further seating, enjoying French doors and a door which take you to the rear garden. The kitchen offers a range of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven, with tiled splashbacks, tiled flooring, space for washing machine, and built-in fridge and freezer.

Heading upstairs, the carpeted landing includes a loft access hatch, whilst doors take you to the three carpeted bedrooms - all of which offer uPVC double glazing, and with one including a built-in storage cupboard. A separate WC and shower room lead off the landing, with a shower room completed in a wet room style including non-slip vinyl flooring, tiled splashbacks and wall mounted electric shower.

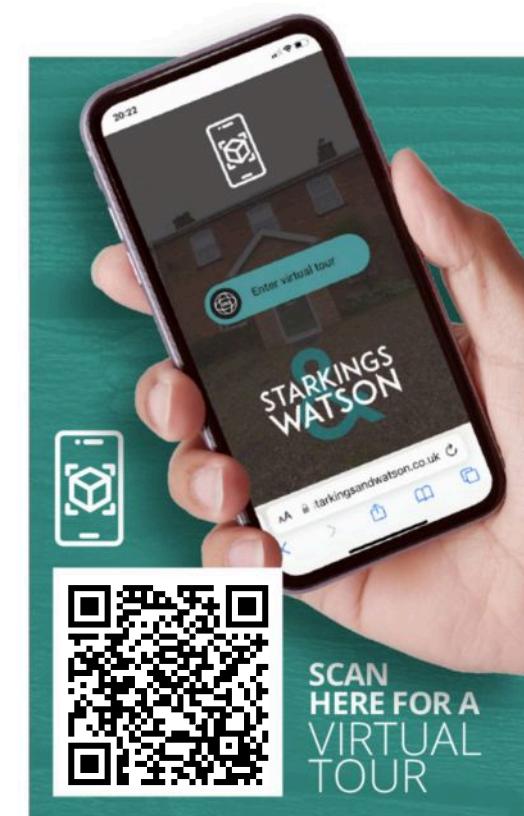
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Heading outside, the rear garden offers an easy to maintain fully enclosed expanse of lawn with a patio seating area which runs alongside the neighbouring brick wall boundary. A range of mature planting and shrubbery can be found to all sides. A useful storage area located to the rear of the garage includes a timber shed, outside water supply and gated access to the front. The oversized garage includes an up and over door to front, and rear access door.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

941 ft²

87.4 m²

Reduced headroom

3 ft²

0.3 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

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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