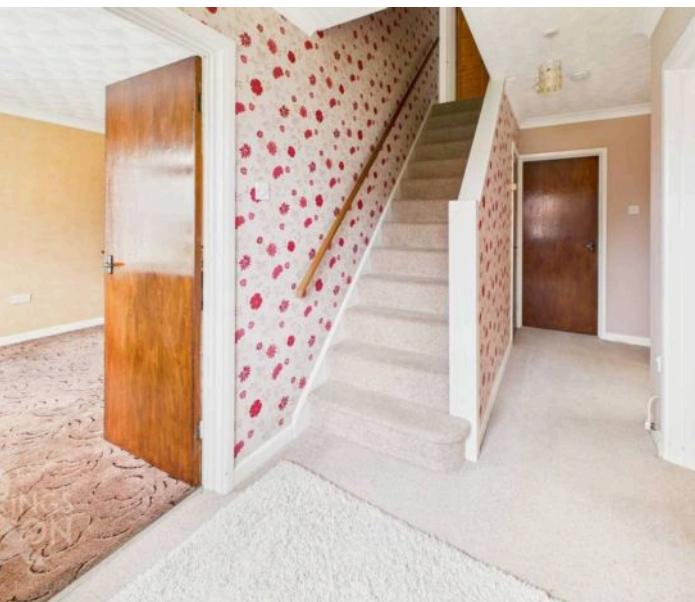




Kabin Road, Norwich - NR5 0LW

STARKINGS  
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HYBRID ESTATE AGENTS



## Kabin Road

Norwich

NO CHAIN. Occupying a generous plot measuring roughly 0.28 ACRES (stms) this DETACHED CHALET STYLE HOME offers a wealth of POTENTIAL both inside and out giving potential for considerable EXTENSIONS to expand the home and create the dream space. With a large frontage giving AMPLE OFF ROAD PARKING. To the side of the home the property boasts two entrances points including a rear PORCH, the ground floor offers TWO OPEN RECEPTION ROOMS to include the KITCHEN/DINING ROOM with INTEGRATED COOKING APPLIANCES and an impressive 21' DUAL ASPECT SITTING ROOM. In total, THREE BEDROOMS are on offer with one on the ground floor and two further bedrooms on the first floor all having use of the GROUND FLOOR BATHROOM. The gardens, while an open manicured lawn space, can be altered to suit almost any need making this home a truly exciting prospect for any buyer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain
- Detached Chalet Style Home
- Considerable Plot Measuring Approx. 0.28 Acres (stms)
- 21' Dual Aspect Sitting Room
- Open Kitchen/Dining Room
- Three Double Bedrooms Over Two Floors
- Generous Rear Garden Giving Potential To Extend/Develop (stp)
- Ample Off Road Parking

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You also have the Longwater Retail Park just a 10 minute drive away, offering a full range of retail outlets. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

#### SETTING THE SCENE

The property is set back from this popular street where a low level brick wall initially separates the home from the public footpath whilst an opening takes you towards a tandem driveway with timber carport built to the side of the home. Access can come either the front or rear of the home with the rear offering a porch style entrance and the front a slightly raised step entrance with a manicured lawn with well planted borders.



## THE GRAND TOUR

Entering through the front of the home, the first space to greet you is a central hallway laid with all carpeted flooring which grants access to all living space on the ground floor and the under stair storage cupboard and stairs for the first floor. The main living space comes to the left hand side of the home in the form of a dual aspect 21' open sitting room. Due to its large conventional size, a potential choice of layouts can be had within this space whilst a uPVC double glazed door sits to the rear granting easy access into the garden. On the adjacent side of the entrance hallway is the first of the double bedrooms with this one being on the ground floor. This home is ideal for those potentially seeking multi generational living with all carpeted flooring and a large uPVC double glazed window overlooking the front lawns. Just next door to this room is a three piece bathroom suite complete with a fully tiled surround. This room currently features a shower head mounted over the bath with vanity storage and a low level radiator.

At the very rear of the home an open kitchen and dining room stretches into view with a wide array of wall and base mounted storage units giving ample storage capabilities with tiled splashbacks giving way to an integrated oven and hob with more than a floor space remaining for a breakfast or dining table. A door to the side of the kitchen takes you back through to the sitting room creating a wonderful free flowing feel to the ground floor accommodation.

The first floor of the property splits in each direction to take you into two similarly sized bedrooms with the slightly larger coming to the right hand side as you round the stairs. Each bedroom benefits from the use of eave storage which runs the length of the rear of the home with a further storage cupboard between each bedroom from the landing.

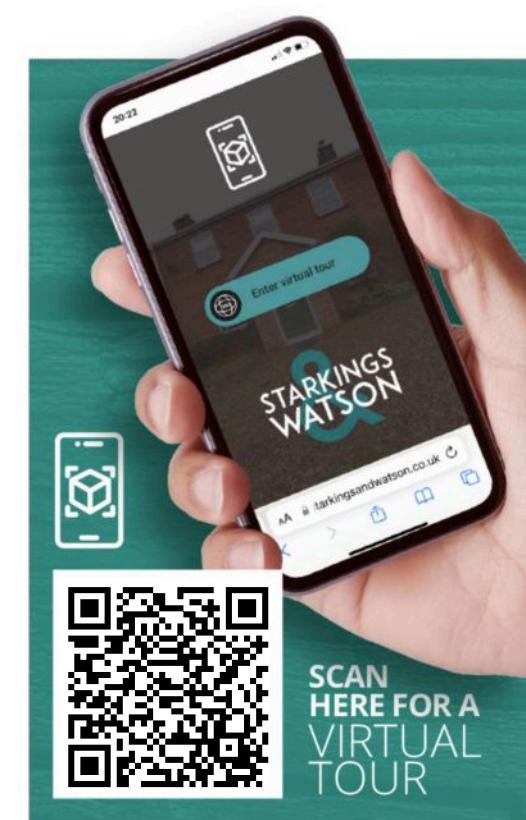
## FIND US

Postcode : NR5 0LW

What3Words : ///sides.known.knee

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

The rear garden is the real showpiece for the home. Being an impressive size, this gives a multitude of potential with the space predominantly being laid to lawn to the sides and the rear. Timber panel fencing separates the home from neighbouring properties with a mixture of colourful planting beds, mature shrubbery and trees creating the perfect space for the summer months and for families to enjoy.



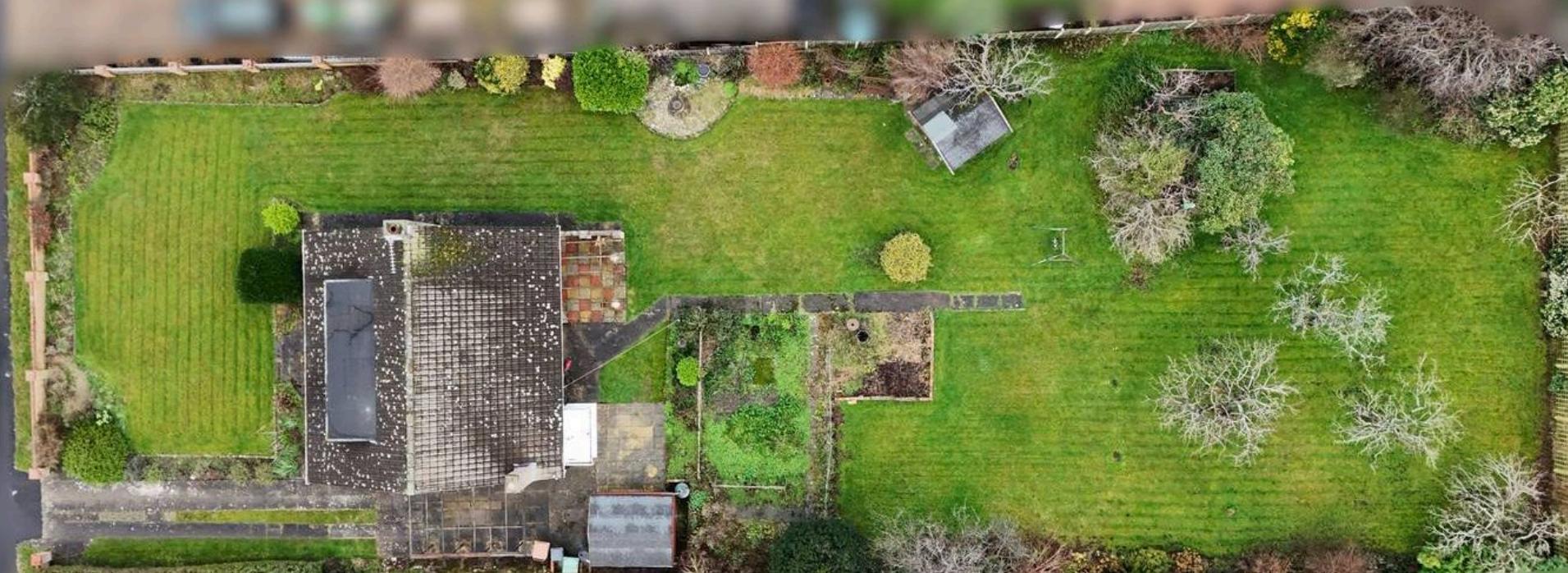
Approximate total area<sup>(1)</sup>  
1026 ft<sup>2</sup>  
95.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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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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.