



Horsford Street, Norwich - NR2 4LW

STARKINGS  
&  
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HYBRID ESTATE AGENTS



## Horsford Street

Norwich, Norwich

Quietly positioned within walking distance to the CITY CENTRE and LOCAL AMENITIES, this MID-TERRACE HOME offers a spacious and UPDATED INTERIOR, ideal for couples and small families. Step inside to the 15' SITTING ROOM, with stairs rising to the first floor. The fully fitted KITCHEN can be found to the rear of the home, boasting INTEGRATED APPLIANCES and space for DINING, flooded with natural light from sliding FRENCH DOORS opening directly onto the garden. Upstairs, TWO DOUBLE BEDROOMS open from the landing, serviced by a refitted three piece SHOWER ROOM. Outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED, boasting a private alleyway offering access to the DRIVEWAY PARKING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid-Terrace House
- Walking Distance To The City Centre
- 15' Sitting Room
- Open Plan Kitchen/ Dining Room
- Two Double Bedrooms
- Modern Refitted Shower Room
- Private & Enclosed Rear Garden
- Driveway Parking With Alley Access From Garden

Located in the heart 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

The property can be found set back from the road, with a low maintenance shingle laid frontage with a short pathway leading to the main entrance under a generous open porch.



## THE GRAND TOUR

Stepping inside, you are welcomed into the spacious sitting room, enjoying a front facing aspect through uPVC double glazed windows. Hard flooring runs underfoot for ease of maintenance, while the room allows for a range of soft furnishing layouts and space underneath the stairs currently utilised for a desk, whilst a door at the end of the room proceeds into the open kitchen and dining area. The kitchen itself includes a range of wall and base units and integrated cooking appliances, including an oven, hob, and extractor. Worktop's wrap around the space providing ample food preparation area, finished with tiled splashbacks. Under counter space is available for a washing machine and further room for an 'American' style fridge/ freezer. Tiled flooring runs underfoot with space for a dining table, while sliding doors open directly onto the garden and ensure the room is flooded with natural light.

Ascending to the carpeted first floor landing, loft access can be found above while doors open to two generously sized double bedrooms. The first double bedroom offers carpeted flooring with space for a double bed and storage furniture, enjoying a rear facing aspect. The second double room is currently utilised for a further double bed and desk, with continued carpeted flooring, radiators, and uPVC double glazed windows. Located centrally from the landing, the refitted three piece family shower room boasts a generous integrated storage cupboard. The room includes a capacious walk in shower with a glass screen, floor to ceiling tiles, vanity storage below the sink, and a wall mounted heated towel rail.

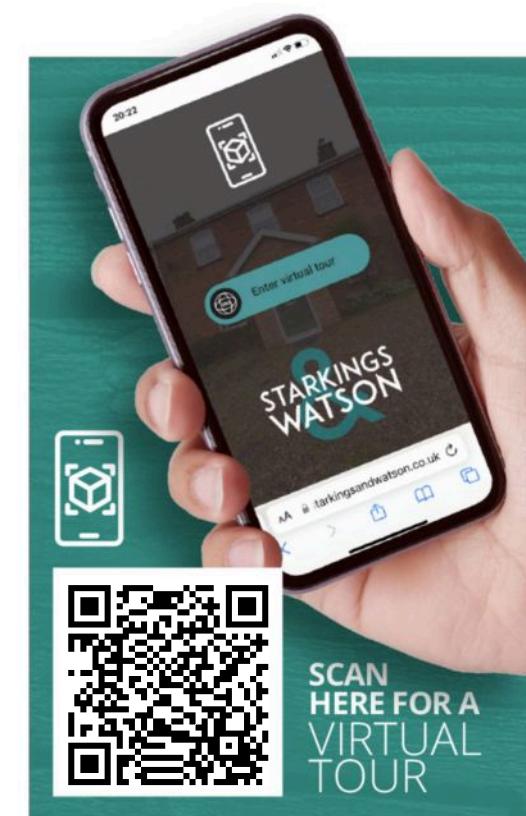
## FIND US

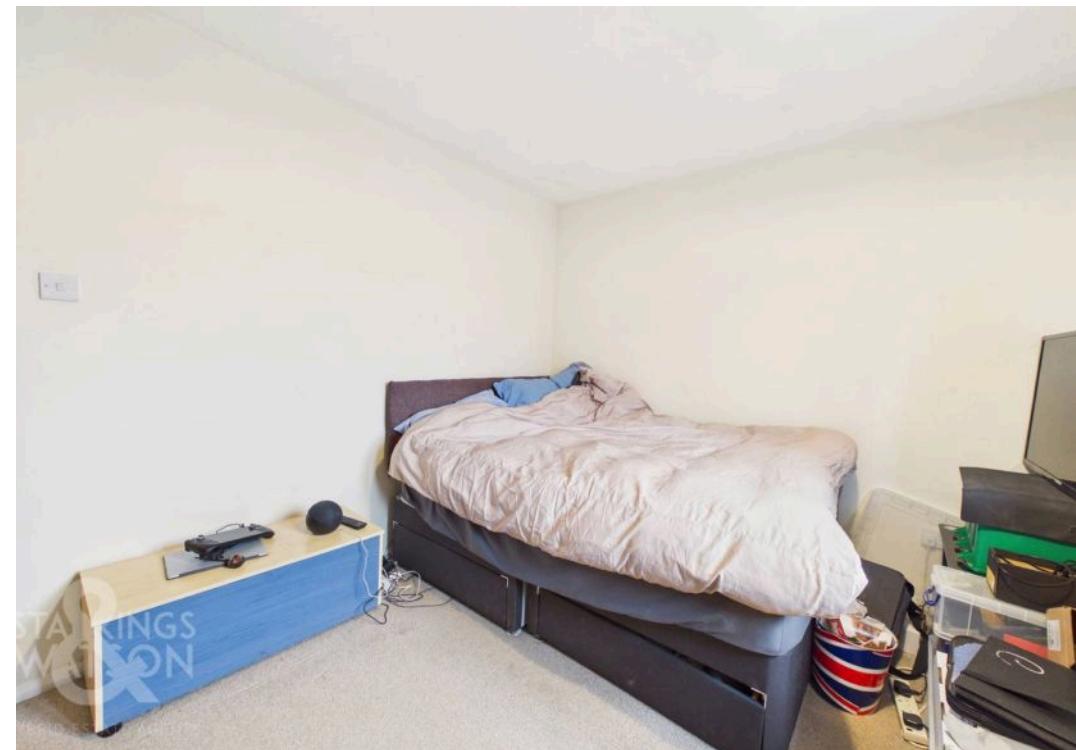
Postcode : NR2 4LW

What3Words : ///drums.admits.storm

## VIRTUAL TOUR

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

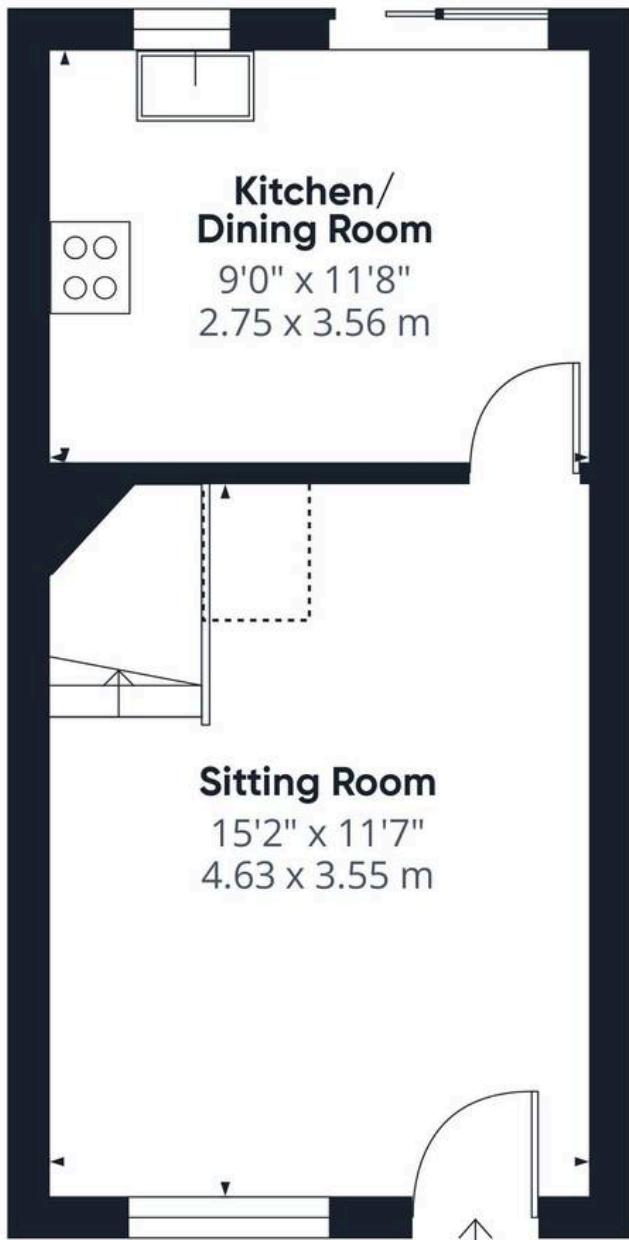






## THE GREAT OUTDOORS

Stepping outside, the garden is private and fully enclosed with timber panel fencing, initially opening to a raised wooden decking area ideal for outdoor furniture to enjoy the summer months. The remainder of the garden is predominantly laid to lawn, offering a blank canvas for a new owner. Tucked away at the end of the garden, a private passageway with a flagstone path leads to a latch and brace gate, opening directly onto the adjacent driveway providing off road parking.



**Bathroom**  
4'6" x 8'7"  
1.37 x 2.64 m



Approximate total area<sup>(1)</sup>

543 ft<sup>2</sup>  
50.4 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(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.



## Starkings & Watson Hybrid Estate Agents

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