



Horning Close, Norwich - NR5 8DN



Horning Close

Norwich

Tucked away at the end of a quiet CUL-DE-SAC, this SEMI DETACHED HOUSE is set on a SUBSTANTIAL 0.17 ACRE PLOT including a versatile OUTBUILDING/ SUMMER HOUSE offering an additional 550 Sq. Ft (stms) of accommodation. Step inside to the extended PORCH ENTRANCE, offering a perfect meet and greet space, an ideal place for storing outdoor wear. The main living space is the 18' SITTING ROOM, boasting a generous DUAL ASPECT ensuring the space is flooded with natural light and stairs rise to the first floor. Beyond, the open KITCHEN and DINING ROOM includes INTEGRATED APPLIANCES, centred around a KITCHEN ISLAND, offering BREAKFAST BAR SEATING. The four piece FAMILY BATHROOM completes the ground floor including a shower over the bath. Heading upstairs, doors give way to FOUR BEDROOMS including THREE DOUBLE ROOMS, serviced by a conveniently located two piece W.C. Stepping outside, DRIVEWAY PARKING can be found to the front for multiple vehicles, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED.

Council Tax band: A

Tenure: Freehold

- Semi-Detached House
- Quiet End Of Cul-De-Sac Setting
- 18' Dual Aspect Sitting Room
- Kitchen/ Dining Room With Kitchen Island & Breakfast Bar Seating
- Four Bedrooms
- Ground Floor Family Bathroom & Two Piece W.C
- Large Private & Enclosed Rear Garden With Substantial Outbuilding
- Driveway Parking

Situated within a popular residential area between West Earlham, Costessey and the UEA and on the outskirts of Norwich, this location is popular for families and students alike. The property is only a 10 minute walk to the UEA and in the other direction you find all the local amenities that Costessey offers such as shops, hardware store, post office, convenience store etc. Local schooling is located close by up to secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.



SETTING THE SCENE

Set back from the road, the property is tucked away at the end of a quiet cul-de-sac with a spacious driveway providing parking for multiple vehicles. The main entrance can be found from a shallow step at the front of the property.

THE GRAND TOUR

Stepping inside, the extended porch entrance offers ample space for coats and shoes, further benefiting from integrated sliding door storage. Wood effect flooring runs underfoot and continues through to the 18' dual aspect sitting room, filled with natural light from uPVC double glazed windows and underfloor electric heating. Stairs rise to the first floor in the corner of the room, while the generous proportions allow for a range of soft furnishing layouts and storage furniture. A door at the end of the room opens to the kitchen and dining space. The kitchen offers a wealth of storage with a range of wall and base units, complemented by integrated appliances including an oven, microwave, electric hob, and extractor. Tiled flooring runs underfoot for ease of maintenance, and the property further benefits from a water softener. The room is centred around a freestanding kitchen island, offering base storage to one side and breakfast bar seating to the other, with a generous pantry cupboard to the corner. From here, doors lead to a useful storage room and the family bathroom, featuring a P-shaped bath with a shower over and glass splashback, a wall mounted heated towel rail, and a bidet.

Ascending to the first floor landing, loft access can be found overhead while doors lead to four well proportioned bedrooms, including three doubles.

The double bedrooms all feature wood effect flooring, radiators and uPVC double glazed windows, with ample space for double beds and storage furniture. The fourth room offers an ideal single bedroom or nursery, with the versatility to be used as a home office or study. All four rooms are served by a conveniently positioned two piece W.C, finished with floor to ceiling tiling and vanity storage below the sink.

FIND US

Postcode : NR5 8DN

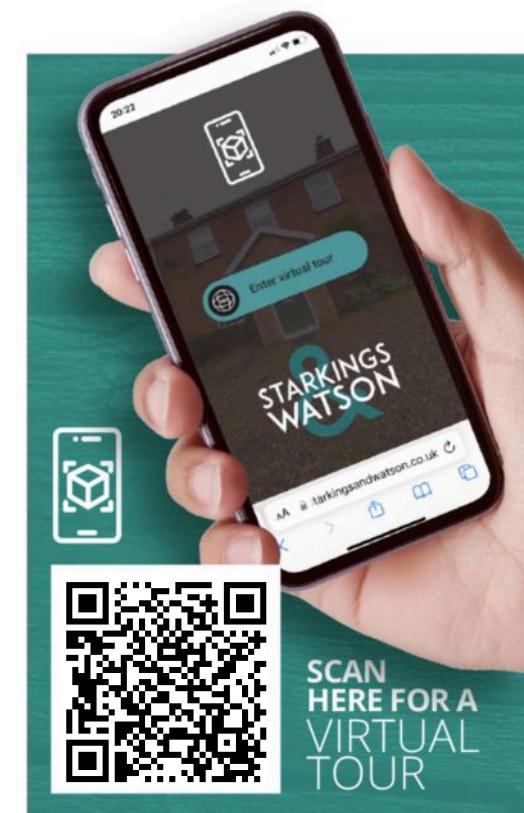
What3Words : //pillow.jukebox.probe

VIRTUAL TOUR

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

AGENTS NOTE

Certain fixtures and fittings can be included subject to separate negotiation.





THE GREAT OUTDOORS

Stepping outside, the garden is private and fully enclosed. The majority of the garden is laid to a well maintained lawn, complemented by a vegetable patch to the left hand side. The space is bisected by a raised wooden pathway that leads to a further decking area, providing the perfect spot for outdoor furniture to enjoy the summer months. Continuing to a substantial 550 Sq. Ft (stms) outbuilding, currently utilised as a summer house. Accessed via French doors, this impressive space is split into three separate rooms and offers exceptional versatility, suitable for a wide range of different uses.





Approximate total area⁽¹⁾

1618 ft²

150.3 m²



(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.



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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.