



Hotblack Road, Norwich - NR2 4HQ

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Hotblack Road

Norwich

Situated only moments from the centre of the bustling heart of Norwich city centre, this TERRACED HOME has recently undergone CONSIDERABLE IMPROVEMENTS to create a modern feel and a more free-flowing design, perfect for family living. As you enter, a well decorated SITTING ROOM sits with all hardwearing wooden flooring and one of many NEWLY FITTED radiators with stairs sat beyond this. The owners have removed a wall between the kitchen and dining room to create a more open feel where a NEWLY FITTED KITCHEN boasts INTEGRATED APPLIANCES with a fully RENOVATED GROUND FLOOR SHOWER ROOM can also be found. The first floor landing splits to grant access into TWO DOUBLE BEDROOMS, both generous in size with the smaller third bedroom changed into an EN-SUITE BATHROOM complete with modern fittings. The rear garden is predominantly laid to lawn with a raised wooden deck seating area complimented with a pergola.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Mid-Terrace House
- Separate Sitting & Dining Room
- Newly Fitted Kitchen With Integrated Appliances
- Full Ground Floor Shower Room Renovation
- Two Generous Double Bedrooms
- Third Bedroom Changed Into Newly Fitted En-Suite Bathroom
- Enclosed Rear Garden With Timber Patio & Open Lawn
- Short Walk To City Centre & All Amenities

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 main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

SETTING THE SCENE

The property is set back from the street where a low level brick wall and iron fence separate the property from the public footpath with a traditional mosaic style pathway leading you towards the front door with a low maintenance shingle frontage between here and the property.



THE GRAND TOUR

Once inside the sitting room is the first place to greet you laid with all hard wearing wooden effect flooring, the space has been fully redecorated by the current owners and features a character style cast iron fireplace with wooden mantle and tiled hearth complemented by large uPVC double glazed windows and a newly updated gas fired central heating radiator. Through a separate door, stairs for the first floor can be found in a secondary style lobby whilst beyond this the property opens up. The current owners have removed a wall between the dining room and kitchen to create a more open plan and free flowing design suited to modern living with handy under the stair storage cupboard and separate door taking you into the rear garden. The newly laid flooring opens up initially to leave more than enough room for a formal dining table whilst beyond this a fully updated kitchen offers an array of wall and base mounted storage units with integrated appliances to include an oven and hob with extraction above as well as tall fridge/freezer with plumbing remaining for further white goods to include a washing machine and dishwasher. At the very rear of the home the current owners have also fully updated the ground floor shower room complete with a corner shower unit, tall heated towel rail and tasteful redecoration.

Each of the double bedrooms are accessed from the first floor landing with the front of the home offering the first off the large double bedrooms laid with all carpeted flooring. The space is well lit courtesy of a uPVC double glazed window to the front of the room with the addition of a handy under the stair built in storage cupboard.

Towards the rear of the property a similarly sized room is laid with all wooden effect flooring creating yet another well proportioned double bedroom leaving more than enough space for a double bed with further soft furnishings whilst the smaller of the bedrooms has been remodelled to offer an en-suite bathroom complete with rainfall shower head and glass screen mounted over the bath, a predominantly tile surround and tall heated towel rail alongside vanity storage and frosted glass windows.

FIND US

Postcode : NR2 4HQ

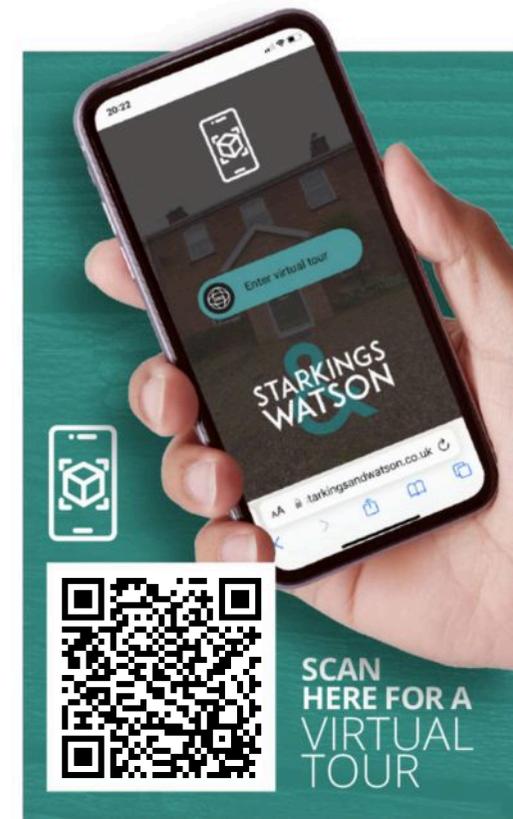
What3Words : ///pass.loaf.aura

VIRTUAL TOUR

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

AGENTS NOTES

Please note the garden is bi-sected however fully enclosed with timber fencing and secure gates.





THE GREAT OUTDOORS

The rear garden initially is laid with flagstone tiles beyond the swinging iron gates of the bisected section - from here a lawn garden opens up with potential colourful planting borders whilst at the very rear of the garden a raised wooden deck seating area is complemented by a timber pergola creating the ideal space to sit and enjoy the warmer months.





Floor 1

Approximate total area⁽¹⁾

741 ft²
68.9 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/

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.