



Moorland Close, Norwich - NR7 8HD

## Moorland Close

Norwich

VENDOR FOUND CHAIN FREE PURCHASE. Situated within this QUIET CUL-DE-SAC sits a FULLY REJUVINATED SEMI-DETACHED HOUSE having undergone a full back to brick renovation to include modern updated to the GAS CENTRAL HEATING, electrics and windows as well as a FULL REDECORATION throughout making this property truly ready to move in to. The main living space comes in the form of a large SITTING ROOM with a MULTI-FUEL BURNER, ideal for those cosy evenings while an OPEN PLAN 19' KITCHEN and DINING ROOM gives INTEGRATED APPLIANCES and the ideal space for family and friends with French doors backing into the PRIVATE REAR GARDEN. From the first floor landing a total of THREE BEDROOMS are on offer as well as a newly fitted MODERN BATHROOM SUITE. To the front of the home, a DRIVEWAY gives OFF ROAD PARKING while the GARAGE behind benefits from newly updated electrics and a new roof.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Vendor Found A Chain Free Purchase!
- Full Refurbishment Including Central Heating, Electrics & Windows
- Updated Kitchen With Integrated Appliances & Open Plan Dining Room
- Fully Replastered & Decorated Interior Throughout
- Three Bedrooms
- Newly Fitted Bathroom
- Enclosed Rear Garden
- Driveway & Garage With New Roof & Electrics

You will find Sprowston to the north of the Cathedral City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.



## SETTING THE SCENE

The property is found privately tucked away to the right hand side of this quiet cul-de-sac where an opening between a timber panel fence and low level brick wall gives way to off road parking in the form of a driveway and shingle bedding for further parking. Swinging timber gates give further parking abilities towards the rear of the home sat in front of the garage.

## THE GRAND TOUR

Once inside the central hallway is the first place to greet you where just like the rest of the home, all walls and ceilings have been fully re-plastered and painted for an attractive and modern finish. New hard wearing wooden effect flooring is laid underfoot with stairs leading towards the first floor and an opening giving the ability to hang coats and shoes before heading into the remainder of the home. Slightly further down the hallway the sitting room emerges on your right hand side with a generously sized space laid of all carpeted flooring where the current owners have fitted a cast iron multi-fuel fire perfect for those cosier evenings with a tiled hearth and large uPVC double glazed window to the front of the room allowing it to be incredibly well lit. Towards the rear of the property a slight remodel by the current owner has meant the space is now completely open plan measuring an impressive 19' in length where initially the kitchen is the first place to greet you again all fully modernized with a wide array of wall and base mounted storage units with integrated appliances to include a four ring gas burner hob with extraction above as well as eye level oven and microwave. Towards the end of the room the floor space opens up to leave more than enough room for a formal dining table with uPVC double glazed French doors backing into the rear garden.

The first floor landing splits in each direction to take you into each of the three bedrooms within the home with the smaller bedroom coming towards the very front currently functioning as a storage and additional living space however ideal as a smaller single bedroom or nursery for expecting families. Just next door to this is the largest of the bedrooms, an impressively sized double room with more than enough carpeted floor space for a double bed with further storage solutions whilst a second double bedroom sits towards the rear of the home overlooking the rear gardens with fresh redecoration and newly laid carpets. The bathroom suite has also been fully modernized by the current owner with a dual facing aspect - the space is fully tiled and offers a multitude of vanity storage whilst a rainfall shower head and glass screen are mounted over the bath and tall heated towel rail is fitted on the adjacent wall.

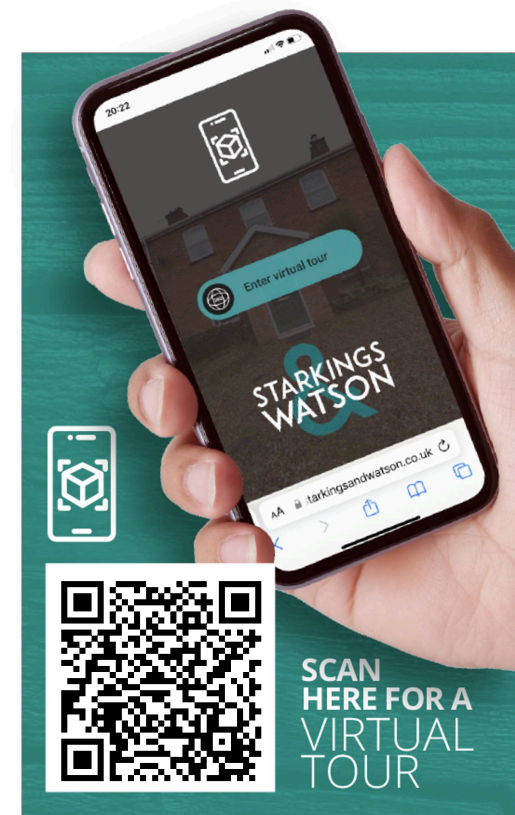
## FIND US

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## VIRTUAL TOUR

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







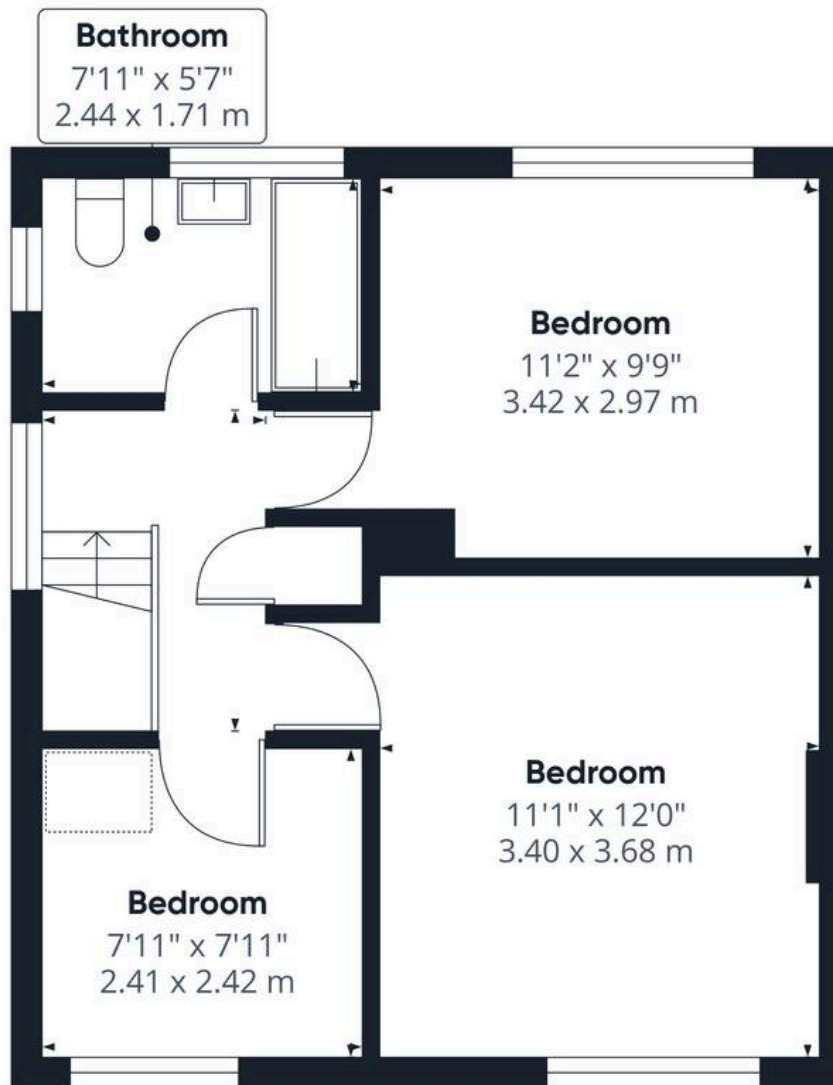
## THE GREAT OUTDOORS

The rear garden is left in a low maintenance condition where initially a flagstone patio space leads towards potential for a lawn or planted garden, with access coming to the oversized garage to the left hand side, which has had a newly fitted roof and all updated electrics as part of the recent renovation.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
822 ft<sup>2</sup>  
76.5 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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