



Spencer Road, Norwich - NR6 6DF

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Spencer Road

Norwich

Occupying a quiet, tucked away positioning, this SEMI-DETACHED HOUSE offers a peaceful pedestrianised frontage overlooking green space. The interior space has been MODERNISED and IMPROVED to offer TURNKEY accommodation. Heading inside, the HALLWAY ENTRANCE offers stairs rising to the first floor with useful INTEGRATED STORAGE, newly fitted internal doors open to the 15' SITTING ROOM, centred around a feature WOODBURNER, perfect for cosy winters evenings. Adjacent, you are welcomed to the heart of the home, the 21' OPEN PLAN KITCHEN and DINING ROOM, boasting a refitted kitchen with EXTENSIVE STORAGE space, INTEGRATED APPLIANCES and room for formal dining with FRENCH DOORS opening directly to the garden, the perfect space for relaxing or entertaining guests. Heading upstairs, doors give way to THREE DOUBLE BEDROOMS, with all three rooms benefitting from INTEGRATED WARDROBES. All rooms are served by a FAMILY BATHROOM including a shower over the bath and a separate W.C.



Heading outside, the PRIVATE GARDEN is FULLY ENCLOSED and generously sized, including a detached BRICK OUTBUILDING providing a perfect outside storage space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- Semi-Detached House
- Updated & Improved Interior
- Pedestrianised Frontage Overlooking Green Space
- 15' Sitting Room With Feature Woodburner
- 21' Open Plan Kitchen/ Dining Room
- Three Double Bedrooms
- Allocated Parking Space
- Generous Private & Enclosed Rear Garden

Old Catton is a popular suburb to the north of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops, church and a local pub. The historic Grade II Listed 70 Acre Catton Country Park is a short walk away providing dog friendly woodland walks to explore. There is good access to the NDR (Broadland Northway) and a regular bus service into the city of Norwich with Park and Ride facility at either Norwich International Airport or Sprowston Park and Ride which are close by.



## SETTING THE SCENE

Approached via a quiet pedestrian walkway, the property enjoys a tucked away position overlooking an expansive green. The low maintenance frontage features a small lawn that wraps around to the side of the home including a range of shrubs and plantings. The main entrance is conveniently positioned to the front of the property under a sheltered open porch.

## THE GRAND TOUR

Stepping inside, the hallway entrance offers stairs rising to the first floor with useful integrated storage beneath, perfect for storing outdoor wear. Wood flooring runs underfoot and continues into the 15' sitting room, enjoying a bright front facing aspect from uPVC double glazed windows and is centred around a feature wood burner, the room allows for a variety of soft furnishing layouts. A further door opens into the impressive 21' open plan kitchen and dining room, the heart of the home and ideal for family living. The kitchen features a range of wall and base storage units with plentiful worktop space and tiled splashbacks for ease of cleaning. There is freestanding space for an oven with a fitted extractor overhead, along with under counter plumbing for a dishwasher, washing machine, and tumble dryer. The dining area provides ample room for a formal table, with French doors opening to the garden ensuring the space is flooded with natural light.

Ascending to the carpeted first floor landing, you will find loft access above and a useful airing cupboard. Newly refitted internal doors lead to three well proportioned double bedrooms; the main bedroom faces the front and offers plenty of room for a large double bed and storage furniture, complete with integrated corner wardrobes. The second double bedroom overlooks the garden and also features built in wardrobes, while the third bedroom is a versatile space, currently used for a single bed, it is large enough to accommodate a double or serve as an ideal home office/ study. The accommodation is completed by a family bathroom featuring a shower over the bath with a glass splashback and a wall mounted heated towel rail, with the added benefit of a separate W.C.

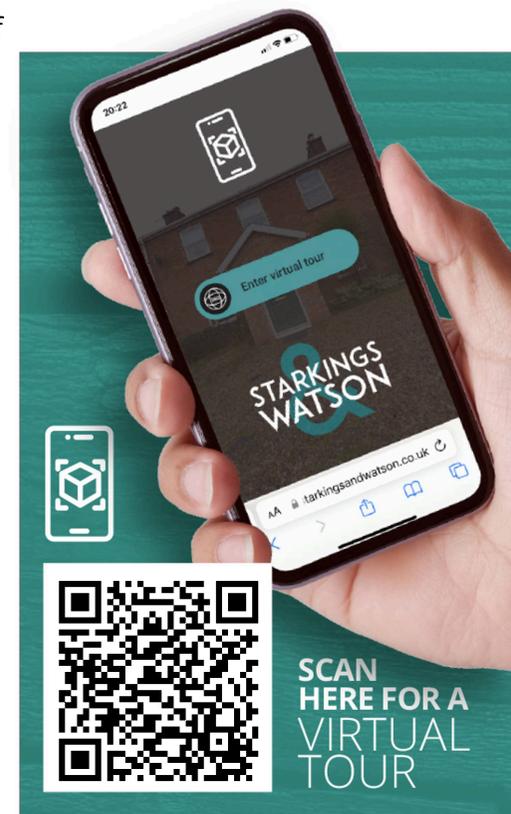
## FIND US

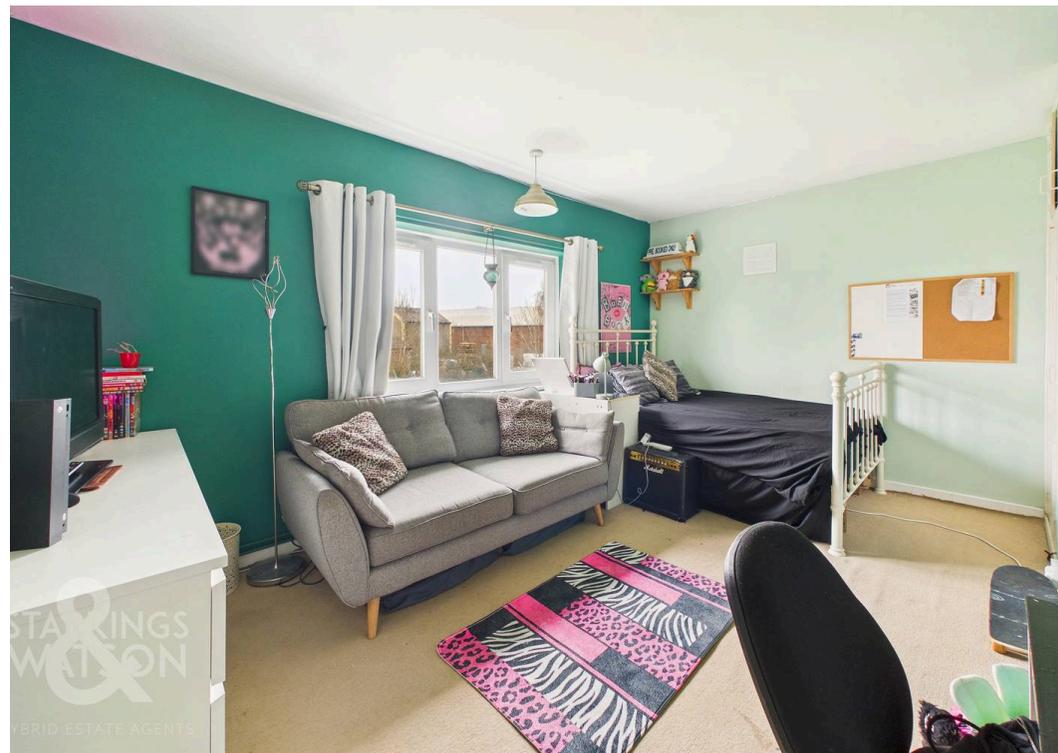
Postcode : NR6 6DF

What3Words : ///gifts.glass.pumps

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and initially offers a paved seating area. This space provides access to a detached brick outbuilding, with a timber storage shed adjacent and a further shed situated to the side of the property. A pathway leads to a wooden latch and brace gate, allowing convenient access to the front of the home. The remainder of the garden is predominantly laid to a well maintained lawn, bisected by a paved pathway that leads to a second latch and brace gate at the rear boundary. This provides access to the property's allocated parking area.





Ground Floor



Floor 1



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

851 ft<sup>2</sup>

79 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



## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://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 are 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.