



Walcot Close, Norwich - NR5 9AJ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Walcot Close

Norwich

NO CHAIN! Positioned at the end of a quiet CUL-DE-SAC, this SEMI-DETACHED HOUSE offers a blank slate to modernise/ make your own, an ideal FIRST TIME BUY or INVESTMENT. Boasting a newly fitted heating system including a replaced boiler, radiators and pipework for your PEACE OF MIND. Heading inside, you're welcomed into the fully uPVC double glazed PORCH ENTRANCE, a perfect place for storing outdoor wear. Continuing into the heart of the home, the 14' OPEN SITTING and DINING ROOM, enjoying views overlooking the garden with stairs rising to the first floor. Adjacent, the fully fitted KITCHEN enjoys plenty of natural light with DUAL ASPECT windows and access leading out. Heading upstairs, doors give way to THREE BEDROOMS, including TWO DOUBLE ROOMS, all served by a three piece FAMILY BATHROOM including a shower over the bath. Heading outside, the LARGER THAN AVERAGE PLOT offers DRIVEWAY PARKING to the front, with a gate leading to the PRIVATE and ENCLOSED GARDEN wrapping around the side and rear, enjoying a TREE-LINED REAR ASPECT. Additionally, a stones throw away you will find the ENBLOC GARAGE.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- End-Of-Terrace House
- Quiet End Of Cul-De-Sac Setting
- Open Sitting & Dining Room
- Fully Fitted Kitchen
- Three Bedrooms
- Larger Than Average Wraparound Private & Enclosed Garden
- Enbloc Garage & Driveway Parking

The Norwich City suburb of Clover Hill and Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools. This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich Hospital and the University of East Anglia.



SETTING THE SCENE

Approached at the end of this quiet cul-de-sac, the property occupies a tucked-away position with a sizeable frontage. This area is predominantly laid to a well maintained lawn with mature plantings and includes a driveway providing off road parking. A short flagstone pathway leads to the main entrance at the front.

THE GRAND TOUR

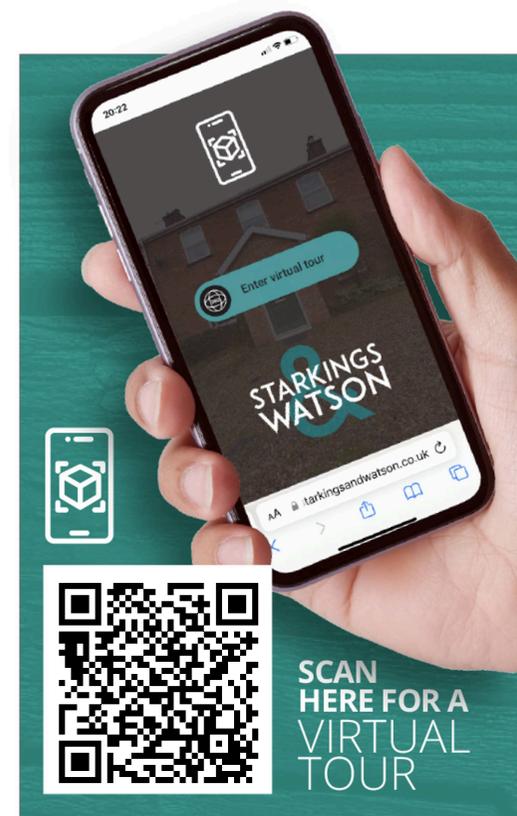
Stepping inside, the welcoming enclosed porch is fully uPVC double glazed with hard flooring underfoot for ease of maintenance and a useful integrated storage cupboard perfect for storing coats and shoes. A doorway opens into the main living spaces, starting with the 14' sitting room. This well proportioned room features carpeted flooring and is centred around a feature fireplace, with stairs rising to the first floor in the corner. The layout allows for a variety of soft furnishings and space for a formal dining table, while rear facing windows provide pleasant views over the garden. From here, a second door leads to the fully fitted kitchen, offering a range of wall and base units with worktops wrapping around to provide ample food preparation space, finished with tiled splashbacks. There is under counter space and plumbing for white goods, and a rear door provides direct access to the garden.

Ascending to the carpeted first floor landing, you will find a useful airing cupboard and doors leading to three well sized bedrooms. All rooms have been recently redecorated; the main bedroom and second double bedroom both offer plenty of space for double beds, storage furniture and enjoy bright aspects. The third bedroom is a versatile single room, ideal as a nursery, home office, or study. Completing the accommodation is the three piece family bathroom, featuring herringbone style flooring, a shower over the bath with floor to ceiling tiled splashbacks, and a wall mounted heated towel rail.

FIND US

Postcode : NR5 9AJ

What3Words : ///stocks.young.prop







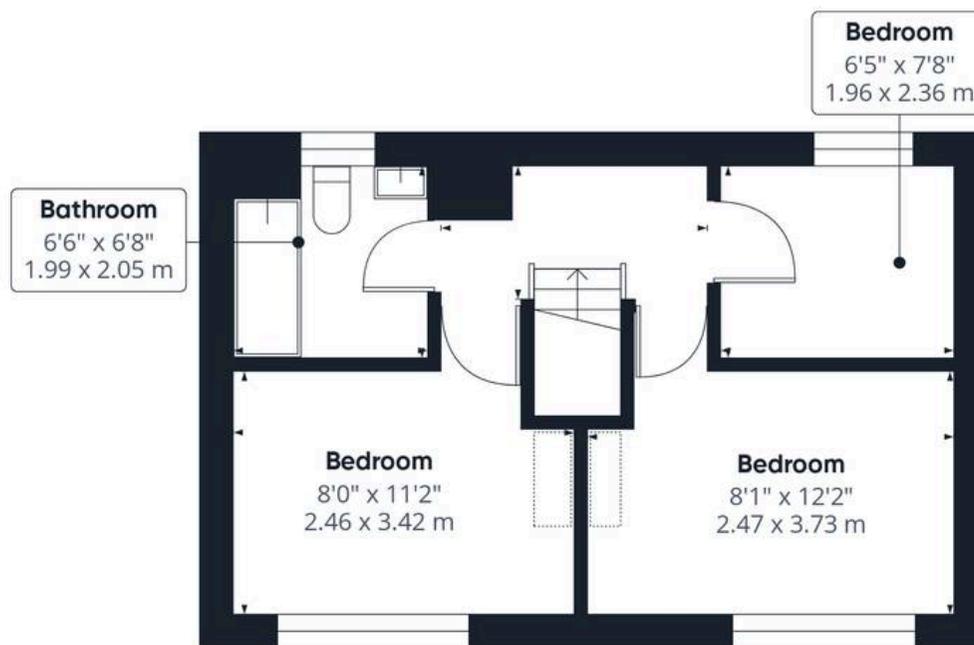
THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing, initially offering a substantial flagstone patio, an ideal space for outdoor furniture to enjoy the summer months. The garden progresses to a well maintained lawn with flower bed borders home to various plantings and shrubs and a timber storage shed to the corner providing practical storage. The garden wraps around to the side of the property, where a wooden latch and brace gate allows convenient access to the front. Just around the corner, an enbloc garage can be found, offering a parking space for one vehicle in front, while an up-and-over door opens to a usable storage or parking space.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

687 ft²

63.9 m²

Reduced headroom

14 ft²

1.3 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.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@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 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.