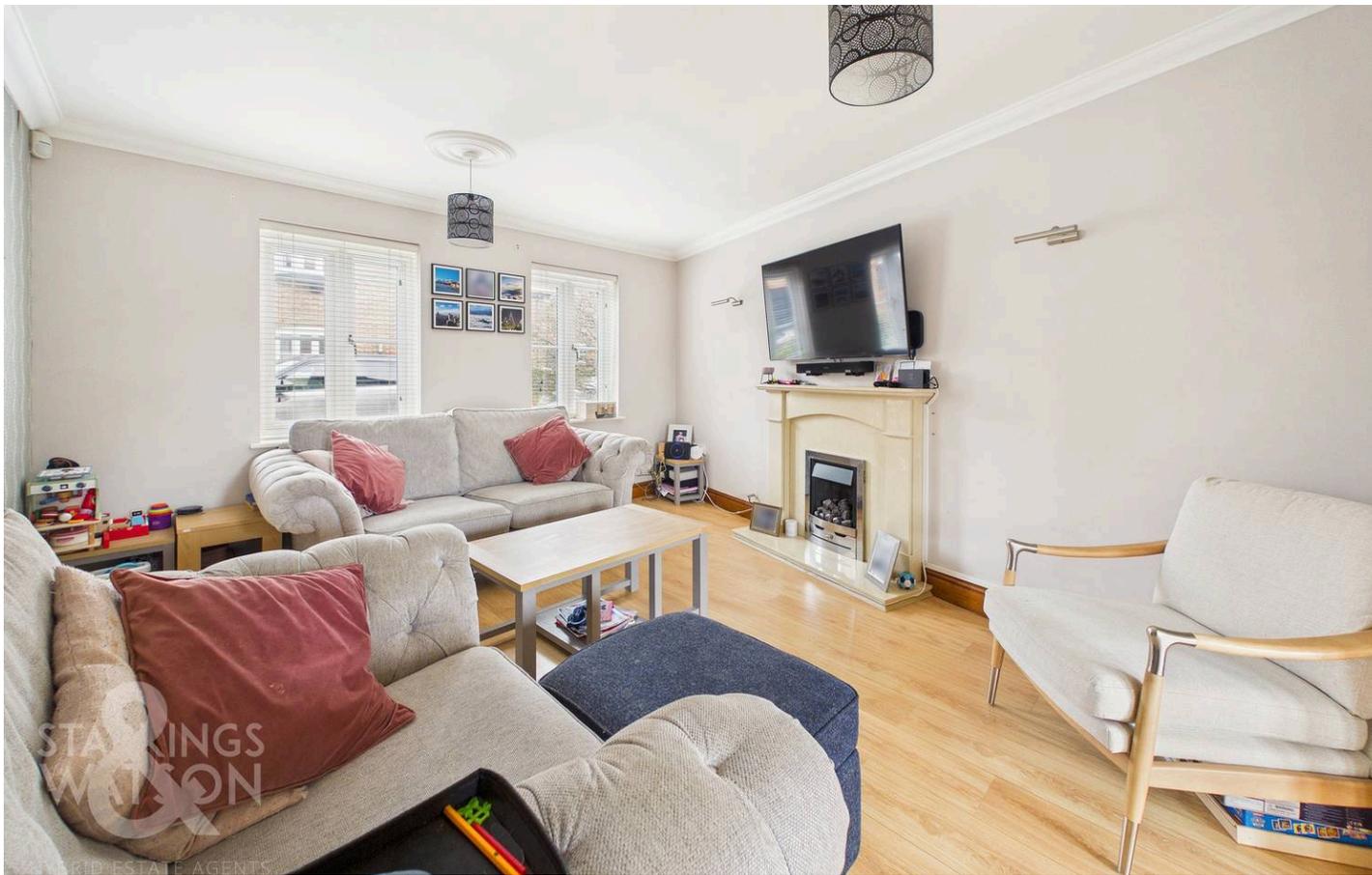




Garnett Drive, Easton - NR9 5FB

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Garnett Drive

Easton, Norwich

Benefitting from a larger than average design this TERRACED HOME boasts VERSATILITY and GENEROUS LIVING SPACES in abundance. Including a GARAGE CONVERSION which has created a bespoke HOME OFFICE SPACE, this home offers approx. 1200 Sq. Ft of accommodation (stms) to include separate 14' SITTING and DINING ROOMS with a versatile ground floor study, snug sitting room or potential fourth bedroom making the ground floor ideal for modern family living. Continuing on the ground floor is a WC next to the front door and fitted kitchen boasting INTEGRATED COOKING APPLIANCES all being warmed with UNDERFLOOR HEATING. The first floor landing splits in each direction to give access to THREE DOUBLE BEDROOMS, each well proportioned with the larger bedroom boasting near wall-to-wall BUILT-IN WARDROBES as well as an EN-SUITE SHOWER ROOM with a FAMILY BATHROOM off the landing also. The rear garden is FULLY ENCLOSED and retains privacy to the rear while being offered in an attractive yet LOW-MAINTENANCE condition.

At the rear of the home a converted garage offers a fully insulated home office set up with the front portion of the garage still offering storage with OFF ROAD PARKING in front of this.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Terraced House
- Larger Than Average Floor Space Giving Nearly 1200 Sq. Ft (stms)
- Separate 14' Sitting & Dining Rooms
- Versatile Ground Floor Study/Potential For Fourth Bedroom
- Three Large Double Bedrooms
- Family Bathroom, En-Suite & WC
- Converted Garage Creating Home Office With Remaining Storage
- Low-Maintenance Garden & Off Road Parking

The property is situated in the popular village of Easton to the West of Norwich close to local amenities including retail park, supermarket, variety of shops, restaurants, pubs and local schools and with good transport links to the A47 and A11.



SETTING THE SCENE

The property is set back from the street where a shingle planted frontage adds colour and vibrancy to the outside home during the warmer months. To the left hand side off the row of terraces, an opening from the street takes you down towards the off road parking spaces with access to the garage and rear garden coming from here also.

THE GRAND TOUR

Stepping into the central hallway, a two piece WC sits immediately to your left hand side complete with a frosted glass window to the outside and tasteful neutral décor. The central hallway grants access to a multitude of living spaces within the home with the addition of a versatile ground floor reception room currently functioning as a study however perfect to be used as a snug sitting room or potential ground floor bedroom if required. Slightly further down the hallway, access can also be found into the sitting room through a door from the hallway which the current owners do not use however, access can come to the rear through the dining room. The sitting room is impressive in size and despite the unique build of the property it still retains potential for a choice of layout of soft furnishings due to its large size. A double frontage allows natural light to fill the space with an opening to the dining room at the rear of the home for further natural light. The dining room itself also occupies a dual rear facing aspect with two sets of French doors opening onto the rear garden patio keeping the space incredibly well lit no matter the time of year with kitchen sat just off to the side hosting a multitude of wall and base mounted storage units with tiled splashbacks and an integrated oven and hob with extraction above. The free flowing nature and versatility of the ground floor is ideal for family living or hosting family and friends.

The first floor landing splits in each direction to grant access into each of the three bedrooms. To the right hand side a large double bedroom is accompanied by mirrored built in wardrobes with large open floor space and double glazed windows overlooking the rear garden, whilst on the adjacent side of the landing a second double bedroom can also be found accompanied by mirrored built in wardrobes and all carpeted flooring. Sat between each of these bedrooms is a three piece family bathroom suite covered with a predominantly tile surround. The space features a shower head mounted over the bath and low level radiator. Towards the front of the property the main bedroom suite measures an impressive 17' in length with double built in mirrored wardrobes - the large open carpeted floor space is more than suited to a double bed with further storage solutions or soft furnishings with the added addition of an en-suite shower room complete with double shower tray, low level radiator and vanity storage.

FIND US

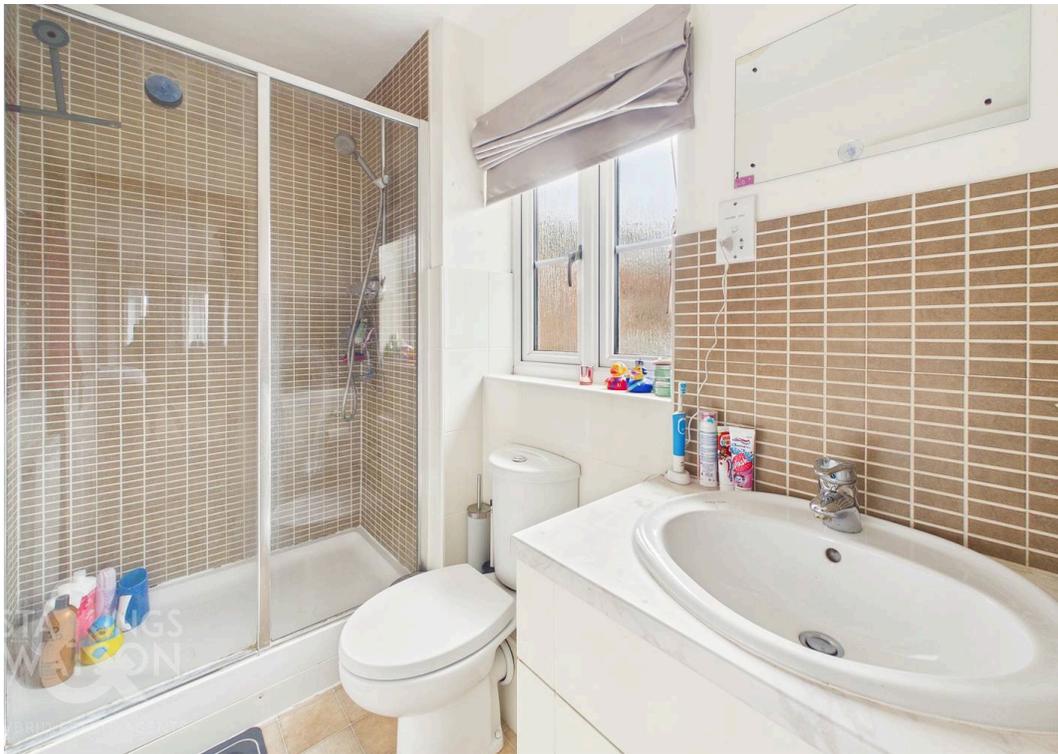
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VIRTUAL TOUR

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



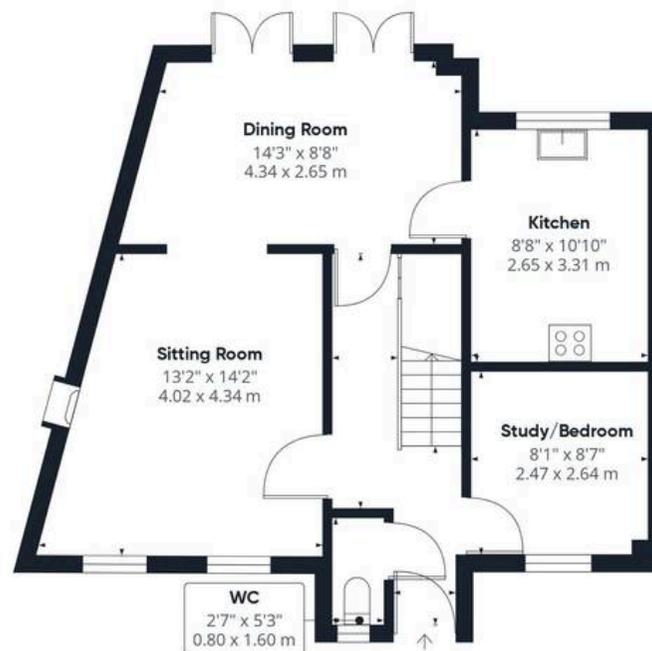




THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance condition where an extended patio space creates the ideal area for garden furniture whilst artificial lawn reaches to a secondary patio at the very bottom of the garden. A timber swinging gate to the left takes you out towards the off road parking in front of the garage and retained storage space whilst the rear door opens into the formal office area complete with electric heating, fully insulated plastered and decorated walls creating the ideal home office workspace, potential further living area or entertainment zone.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1254 ft²

116.4 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.

GIRAFFE360



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