



Laud Close, Norwich - NR7 0TN



Laud Close

Norwich

Sitting within this popular yet QUIET CLOSE this SEMI-DETACHED HOUSE has undergone EXTENSIVE MODERNISATIONS as well as a FULL LENGTH REAR EXTENSION creating a much larger than average living space and a family friendly free-flowing design. To the front of the home, an integral garage has been converted to give an open KITCHEN and DINING ROOM with WC and UTILITY CUPBOARD, ideal for modern living whilst a 17' SITTING ROOM opens into a stunning GARDEN ROOM EXTENSION altering the living accommodation in a drastic yet fantastic way. The first floor landing gives way to THREE BEDROOMS, all tastefully decorated and served by a THREE PIECE BATHROOM suite. Externally, the owners have even paid due care and attention to a LANDSCAPED GARDEN, fully enclosed with timber fencing with porcelain patio and OFF ROAD PARKING to the front.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached House In A Quiet Close
- Considerable Full Length Rear Extension
- Free Flowing Design On the Ground Floor With Open Living Spaces
- Converted Integral Garage Space Offering A Dining Room, WC & Utility Cupboard
- Three Bedrooms
- Modern Family Bathroom
- Fully Enclosed & Landscaped Rear Garden
- Off Road Parking

The popular suburb of Dussindale is situated East of Norwich. There are a wide range of local amenities including primary school, supermarket, opticians, doctors surgeries and a regular bus route to Norwich and Norwich Train Station. Dussindale is located close to the A47, and close to the new Postwick interchange, providing easy access to both Great Yarmouth and the A11 heading towards London. Secondary schooling can be found in the neighbouring Thorpe St. Andrew.

SETTING THE SCENE

The property is set back from the street where a recently laid tarmac driveway allows for the parking of multiple vehicles with side access gates taking you towards the rear garden and porch style entrance at the front of the home.



THE GRAND TOUR

Stepping inside, the porch style entrance allows the perfect space to slip off coats and shoes before heading into the remainder of the home. A separate door opens into what is now an open plan kitchen and dining room. To the right hand side an integral garage has been fully converted to offer a greater and better flowing floor space leaving more than enough room for a formal dining table with a two piece WC and handy utilities cupboard with plumbing sat just behind ideal for modern living. The kitchen sits on the adjacent side of the property where a mixture of wall and base mounted storage units are partnered with wood effect work surfaces which in turn leaves space for freestanding appliances.

Towards the rear of the property, the main living spaces open up in the form of a 17' sitting room laid with carpeted flooring and a bright but neutral décor. The space is incredibly well lit courtesy of the work done to the rear of the home with stairs looping up to take you towards the first floor and a potential choice of layouts being had on the open flooring in this space. At the rear of the property, a unique garden room extension offers further versatility in use of space laid with wood effect flooring. The room is incredibly well lit courtesy of two ceiling mounted Velux windows with French doors and windows either side opening onto the porcelain patio beyond.

The first floor landing splits to take you into each of the three bedrooms within the home with the smallest bedroom coming towards the top of the stairs at the rear of the property currently housing a single bed with wardrobes and carpeted flooring whilst the first of the double bedrooms sits just next door to this again overlooking the rear garden with more than enough floor space for a double bed and further storage solutions. The largest of the bedrooms comes towards the front of the property much like the rest of the home - this space is immaculately decorated and brightly presented whilst a three piece family bathroom suite sits just next door to this with shower head and glass screen mounted over the bath, tall heated towel rail, full vanity storage and built in storage cupboard.

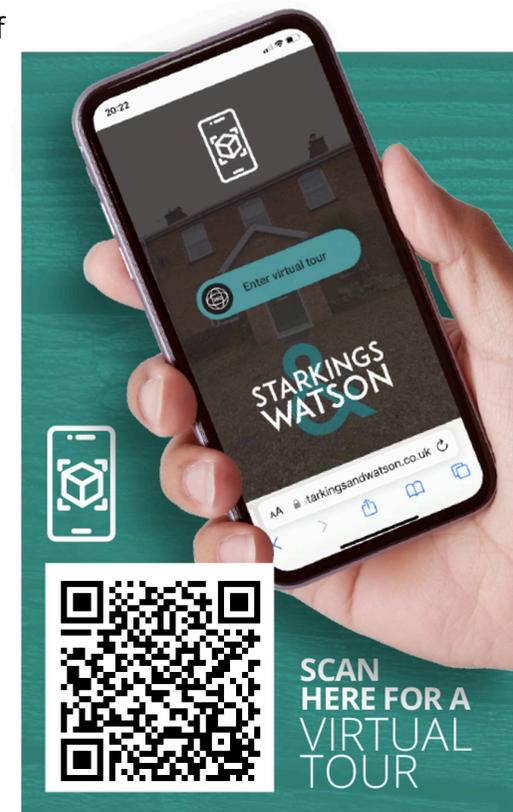
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden, much like the interior of the home has been transformed by the current owners where a porcelain patio creates the ideal space to sit and enjoy the summer sunshine with friends and family with a raised lawn garden just beyond this currently housing a timber storage shed whilst remaining fully enclosed with timber panel fencing.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

926 ft²
86 m²

Reduced headroom

1 ft²
0.1 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



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