



Watling Road, Norwich - NR7 9TF

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Watling Road

Norwich

Set within close proximity to LOCAL AMENITIES, this MID-TERRACE HOME is WELL PRESENTED throughout, offering an UPDATED and IMPROVED interior, with spacious and versatile accommodation ideal for family living. Stepping inside, the HALLWAY ENTRANCE offers stairs rising to the first floor and doors open to all ground floor accommodation. The 19' SITTING ROOM is the heart of the home, enjoying a bright DUAL ASPECT to the front and rear, a perfect place for relaxing or entertaining guests. The 19' KITCHEN and DINING ROOM offers EXTENSIVE STORAGE and INTEGRATED APPLIANCES, with further space available for formal dining and access out to the garden. Heading upstairs, doors from the landing give way to THREE BEDROOMS and a remodelled three piece FAMILY SHOWER ROOM. Stepping outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED, having been lovingly LANDSCAPED by the current vendor including a laid lawn and flowerbeds, a substantial SUMMER HOUSE/STORAGE SHED and a flagstone PATIO beneath an open pergola. Side access leads to the front via the alleyway, whilst wooden gates open to the rear access road.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Mid-Terraced House
- Updated & Improved Interior
- 19' Dual Aspect Sitting Room
- 19' Open Plan Kitchen & Dining Room
- Three Bedrooms
- Well Positioned Within Close Proximity To Amenities
- Sought After Heartsease Location
- Private & Enclosed Rear Garden

You will find Heartsease 2.5 miles northeast of Norwich City centre, 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 can be found set back from the road, with a low level brick wall enclosing a low maintenance shingle frontage. A paved pathway leads around to the front of the property where the main entrance can be found under an open porch.

THE GRAND TOUR

Stepping inside, the hallway entrance is light and bright with stairs rising to the first floor and doors opening to all ground floor accommodation. To the right, you are welcomed into the 19' sitting room which enjoys front and rear dual aspects, including a glass door at the rear opening directly onto the garden patio. The sitting room offers hard flooring underfoot and allows for a range of soft furnishing layouts, with the room centred around a decorative feature fireplace and alcove space ideal for shelving or storage. Back in the hallway and to your left, the 19' kitchen and dining room offers tiled flooring throughout. The room provides plenty of space for a formal dining table and includes integrated storage beneath the stairs perfect for coats and shoes. The kitchen itself features an expansive range of wall and base units with ample worktop space for food preparation. It further benefits from integrated appliances including a fridge/ freezer, dishwasher, oven, gas hob, and extractor overhead, finished with tiled splashbacks for ease of cleaning. At the end of the room, a further glass door opens to the garden and an integrated pantry cupboard can be found.

Ascending the stairs to the carpeted first floor landing, loft access is available above whilst doors lead to three well proportioned bedrooms. The main bedroom enjoys a front facing aspect with uPVC double glazed windows, offering ample room for a double bed and storage furniture, including a storage cupboard currently positioned behind a vanity dressing unit.

Also facing the front, the second double bedroom includes space for a large bed and furniture along with an integrated storage cupboard over the stairs. The third room makes a well proportioned single bedroom or small double room with versatility for use as a home office or study, enjoying views over the garden. Completing the accommodation, the three piece family shower room has been remodelled into one room with tiled flooring and a double walk in shower with a sliding glass door and vanity storage below the sink.

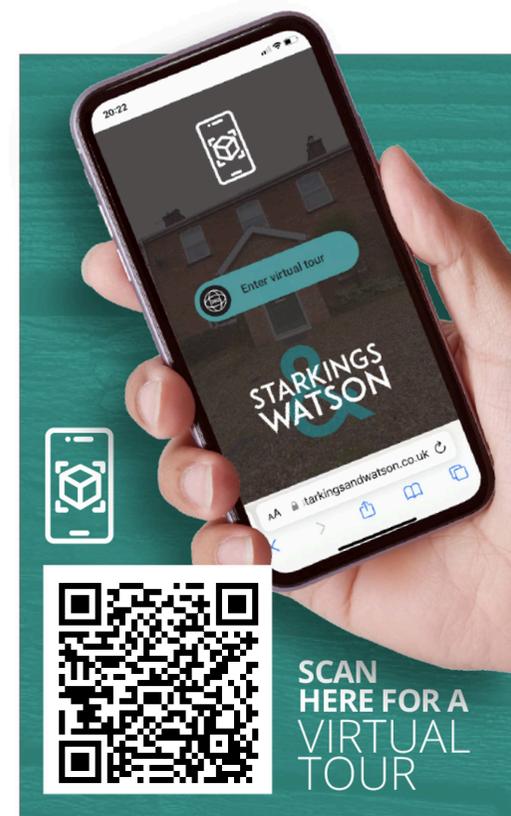
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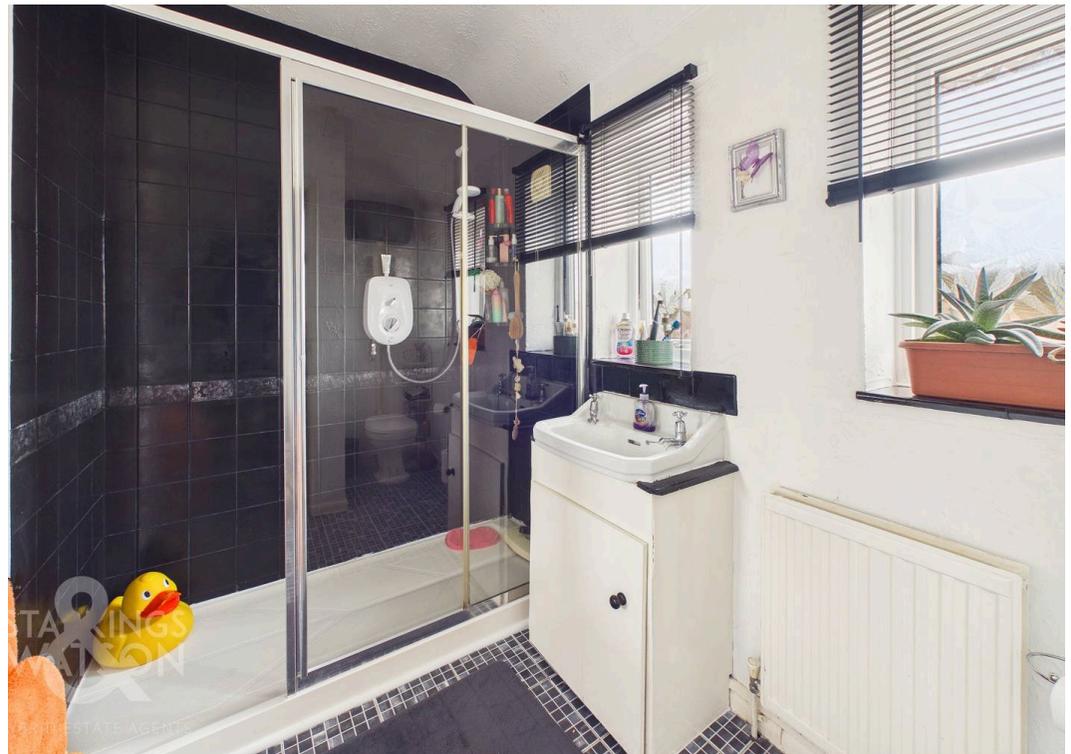
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What3Words : ///moving.feed.beans

VIRTUAL TOUR

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







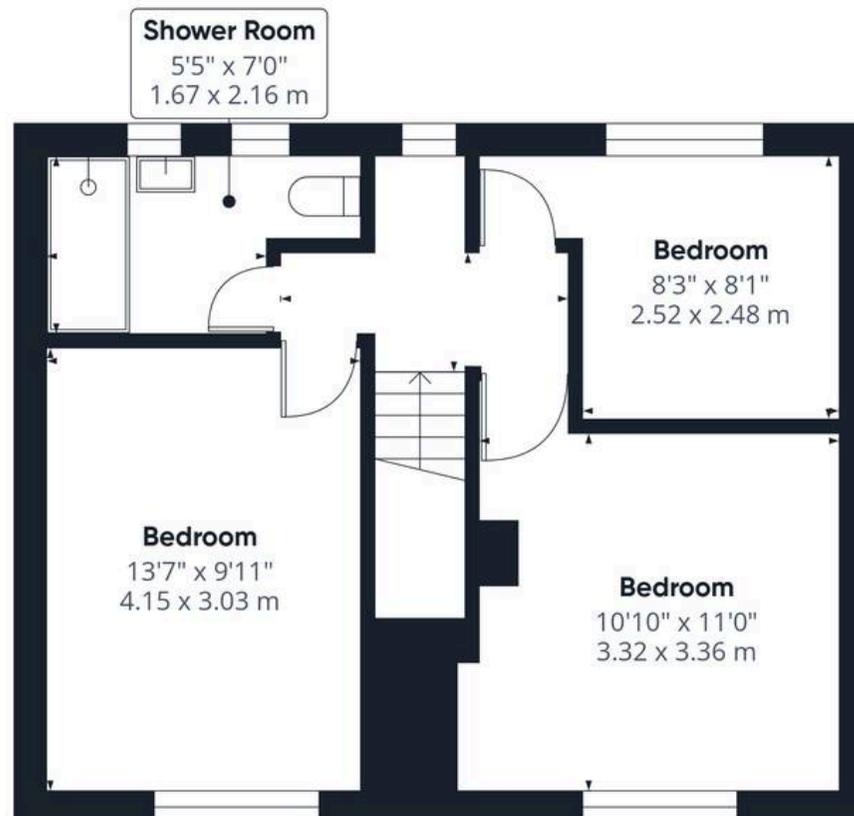
THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing, initially opening to a flagstone patio. This area is ideal for outdoor furniture to enjoy the summer months, currently sitting beneath an open pergola with an extended walkway leading to the side of the property. A wooden latch and brace gate provides access to the front via an underpass alleyway. The remainder of the garden is predominantly laid to a well maintained lawn with brick enclosed flower beds, home to a range of plantings and shrubs. At the foot of the garden, a substantial summer house and timber storage shed can be found, insulated and with electrics. Additionally, wooden gates allow access to a rear passageway, offering the potential for the space to be remodelled to provide off road parking if required.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

841 ft²

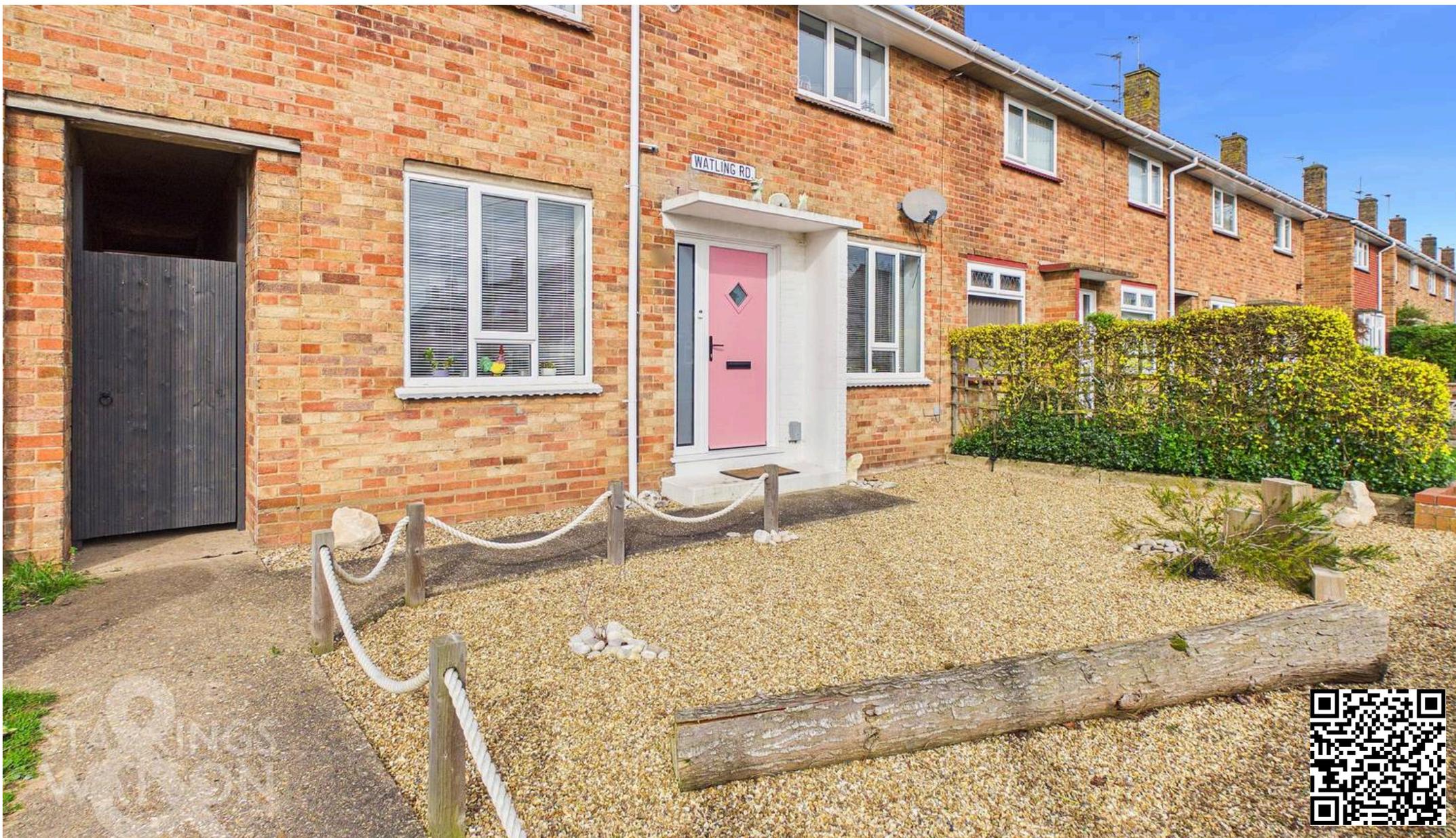
78.2 m²

(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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