



Linacre Avenue, Norwich - NR7 8JS

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Linacre Avenue

Norwich

Presented in IMMACULATE CONDITION throughout, this SEMI-DETACHED HOUSE has been lovingly UPDATED & IMPROVED by the current vendors including BRAND NEW WINDOWS and DOORS fitted in the last 18 months for your PEACE OF MIND. Heading inside, the welcoming ENTRANCE HALL is the perfect meet and greet space, with stairs rising and doors opening to all the ground floor accommodation. The main living spaces include the light and bright 20' SITTING ROOM, centred around a feature fireplace and providing a perfect space to RELAX or for those who like to ENTERTAIN guests. The fully fitted KITCHEN sits to the rear of the home, enjoying EXTENSIVE STORAGE options and INTEGRATED APPLIANCES in addition to a PANTRY CUPBOARD. Beyond, the extended 13' GARDEN ROOM enjoys panoramic views and FRENCH DOORS leading out, with a ROOF LANTERN overhead ensuring the room is flooded with natural light. The refitted ground floor FAMILY BATHROOM offers a modern three piece suite including a shower over the bath.



Heading upstairs, doors open to THREE BEDROOMS, well proportioned and ideal for family living. The MAIN BEDROOM includes BESPOKE FITTED WARDROBES and a vanity desk, the first floor SHOWER ROOM completes the accommodation, offering a VELUX WINDOW above and a glass enclosed shower. Outside, the LOW MAINTENANCE frontage is bordered with a generous DRIVEWAY offering space for multiple vehicles and leading down the GARAGE, boasting power and lighting. Finally, the PRIVATE rear GARDEN has been LANDSCAPED for a low maintenance and is FULLY ENCLOSED.

Council Tax band: C

Tenure: Freehold

- Semi-Detached House
- Extended & Updated Living Accommodation
- 20' Sitting Room
- 13' Garden Room With French Doors
- Three Bedrooms
- Ground Floor Family Bathroom & First Floor Shower Room
- Landscaped Private & Enclosed Garden
- Generous Driveway Parking & Garage



You will find Sprowston to the north of the Cathedral City of Norwich, 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, enclosed by a low level brick wall and wrought iron railings. The low maintenance frontage is predominantly laid to lawn and bordered by a tandem driveway, offering parking for multiple vehicles and leading to the garage at the side. The main entrance is conveniently located at the side of the property.

THE GRAND TOUR

Stepping inside, the light and bright hallway entrance offers stairs rising to the first floor and ample space for storing coats and shoes. Tiled flooring runs underfoot for ease of maintenance and continues into the fully fitted kitchen. The kitchen itself offers a substantial range of wall and base storage cupboards with integrated appliances including a fridge and freezer, while freestanding space can be found for an oven with a fitted extractor above. There is also plumbing and undercounter space available for a dishwasher and washing machine. Worktop space wraps around, finished with tiled splashbacks, while a useful integrated pantry cupboard can be found to the side. Continued tiled flooring leads into the extended 13' garden room. This space is fully uPVC double glazed with a solid roof featuring LED spotlights and a large roof lantern, ensuring the room is bathed in natural light. French doors open directly onto the outside patio creating a seamless transition between inside and out, and there is ample room for both formal dining and soft furnishings. Positioned at the front of the home, the 20' sitting room enjoys large front facing uPVC double glazed windows and carpeted flooring. The space is centred around a feature fireplace with an electric fire, allowing for a variety of soft furnishing layouts. Completing the ground floor, the refitted three piece family bathroom features floor to ceiling tiles and tiled flooring underfoot. The bath is positioned at the end of the space with a fitted shower overhead and a glass splashback, complemented by vanity storage below the sink and a heated towel rail.

Ascending the stairs to the carpeted first floor landing, loft access can be found overhead along with a deceptively sized airing cupboard. The property further benefits from a high pressure water system, perfect for families. Doors lead to the three bedrooms, with the main bedroom offering carpeted flooring and ample space for a large double bed, alongside bespoke fitted wardrobes and a vanity desk. The second bedroom provides space for a bed and storage furniture, while the third room is currently used as a home office/ study but would also make an ideal bedroom. The first floor is completed by a three piece shower room, which includes a glass enclosed shower cubicle, vanity storage, a wall mounted heated towel rail and a door opening to plentiful eaves storage.

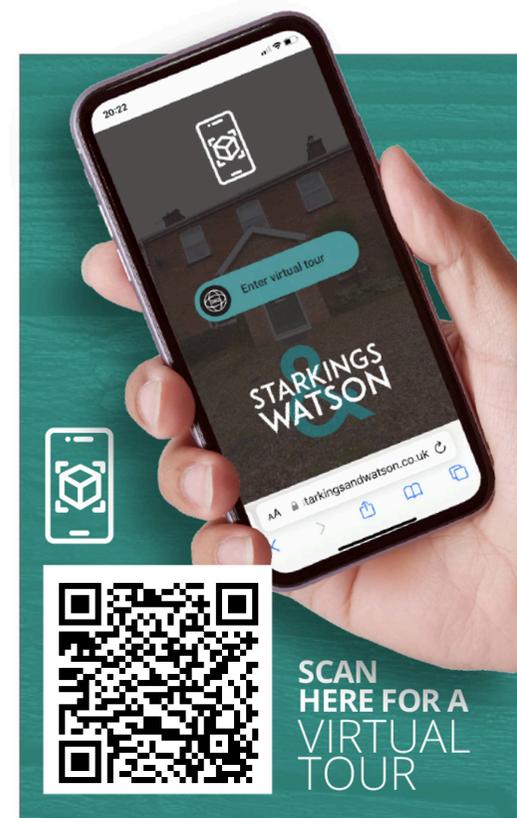
FIND US

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VIRTUAL TOUR

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





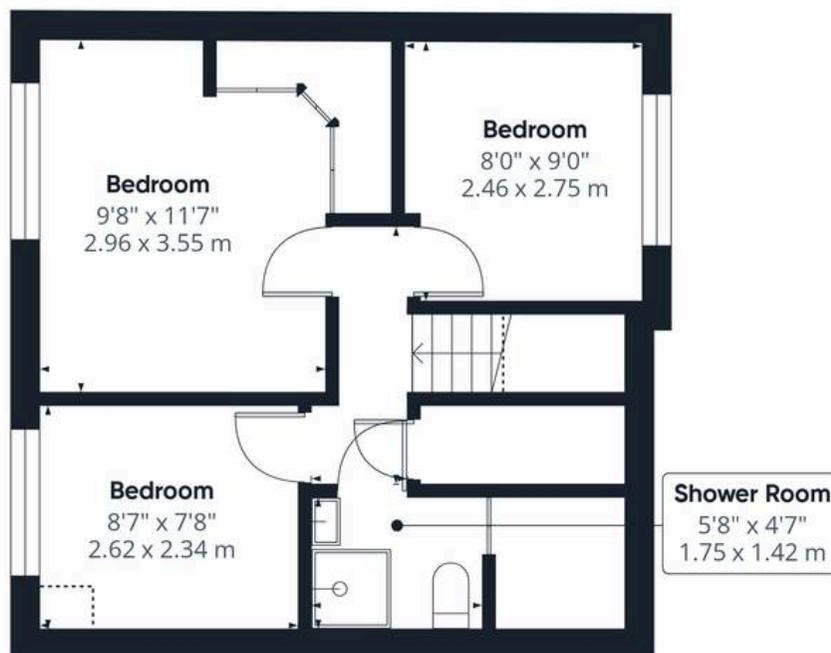
THE GREAT OUTDOORS

Stepping outside, the private rear garden enjoys a south-easterly rear aspect, initially opening to a substantial flagstone patio, ideal for outdoor furniture to enjoy the summer months. The patio wraps around to the side of the home, where a latch and brace iron gate leads back to the driveway, and a further door provides pedestrian access into the larger than average garage. The remainder of the garden is predominantly laid to artificial grass for ease of maintenance, featuring two decorative flower beds. At the foot of the garden, a further small patio area offers additional space for outdoor seating.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

935 ft²
86.7 m²

Reduced headroom

3 ft²
0.2 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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