



Montcalm Road, Norwich - NR1 4HX

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Montcalm Road

Norwich

IMMACULATELY PRESENTED, this SEMI-DETACHED HOUSE offers a RENOVATED and TURNKEY interior, located in a quiet CUL-DE-SAC within walking distance to the TRAIN STATION and CITY CENTRE. Also boasting DRIVEWAY PARKING for two vehicles, a generous STORAGE GARAGE and stunning LANDSCAPED GARDENS. Inside, the accommodation comprises an ENCLOSED PORCH entrance, perfect for coats and shoes, opening to the DUAL-ASPECT 14' SITTING ROOM with a WOOD BURNER. To the left, the KITCHEN and DINING ROOM offers integral storage with stairs to the first floor. Further, a UTILITY ROOM can be found leading to the IMMACULATE FAMILY BATHROOM. Upstairs, THREE BEDROOMS can be found from the landing.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Immaculately Presented Semi-Detached House
- Renovated & Turnkey Property
- Walking Distance to City Centre & Train Station and many local amenities
- Cul-De-Sac Setting
- 14' Dual Aspect Sitting Room with Wood Burner
- Three Bedrooms
- Driveway Parking & Storage Garage
- Stunning Landscaped Gardens

Located just outside the Norwich City Centre this property offers an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### SETTING THE SCENE

Set back from the road, the property features a brick wall enclosed frontage with a generous driveway laid to shingle and flagstone patio. The front of the property is also home to a range of mature shrubs and flowers.



## THE GRAND TOUR

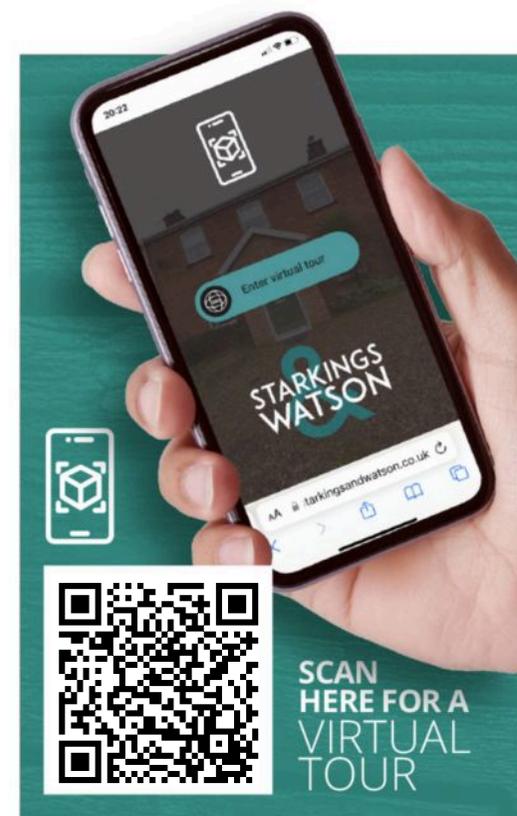
Stepping inside, the enclosed porch offers ample storage space for coats and shoes and opens to the sitting room, enjoying a dual aspect from uPVC double glazed windows providing a light and bright feel. Laminated effect wood flooring can be found underfoot with a feature fireplace including a timber beam and an inset wood burner sat on a slate tiled hearth. Moving through, the kitchen and dining room also enjoys a dual aspect, with ample space for formal dining and food preparation. The kitchen itself features a range of wall and base storage cupboards and benefits from integral cooking appliances including an inset electric glass hob and electric double oven with an extractor fan over. Matching up-stands and tiled splash-backs run around the work surface, with an integrated dishwasher and stairs rising to the first floor landing, creating an under stair pantry providing extra kitchen storage. Off the kitchen, a rear facing utility room is found, with a matching range of units, and space for laundry appliances. The beautifully presented family bathroom includes attractive tiling with a modern fitted suite including storage under the hand wash basin, and a feature bath with a thermostatically controlled twin head rainfall shower, complimented by a heated towel rail.

Upstairs, the landing is finished with wood flooring, with doors leading to the three carpeted bedrooms - the two larger doubles including dual aspect views.

## FIND US

Postcode : NR14 7SS

What3Words : ///parks.shunts.shadow



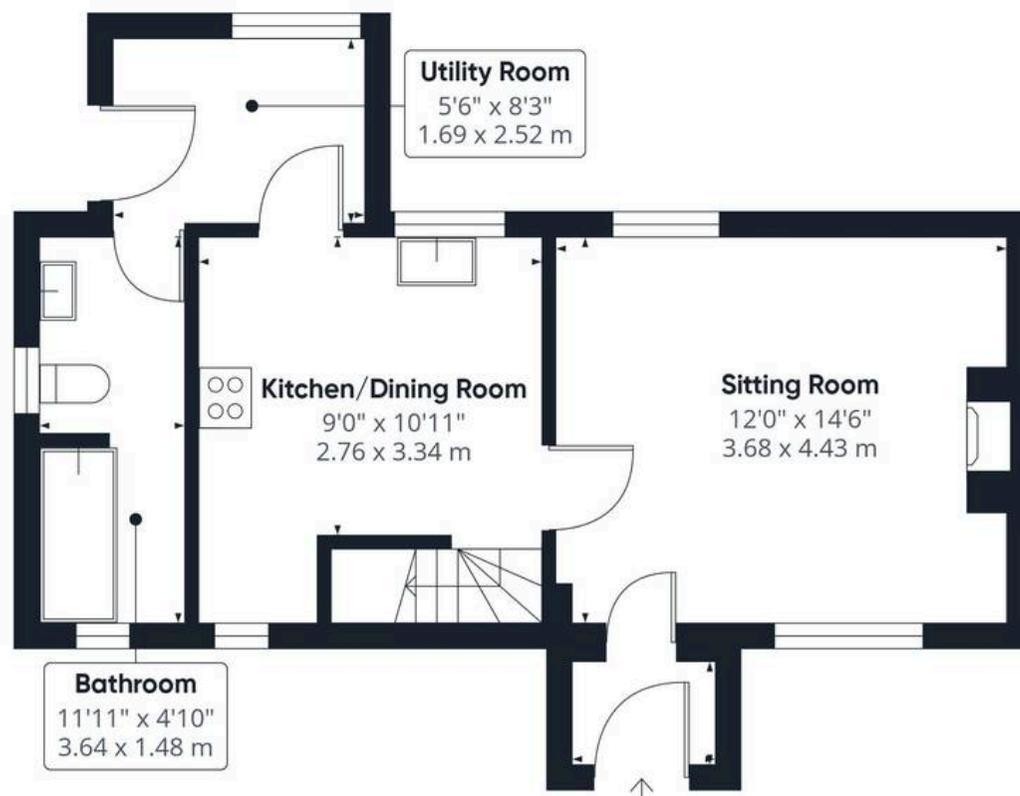




## THE GREAT OUTDOORS

Stepping outside, a flagstone patio pathway offers access to the front of the property and the enclosed rear garden. Initially, the expansive outdoor storage garage can be found, with double wooden doors for access. Further, the garden is beautifully landscaped, bisected with a paved pathway and predominantly laid to lawn with a stunning array of flowers and mature shrubs, with established pear and apple trees.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

763 ft<sup>2</sup>

70.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.