



Leveson Road, Norwich - NR7 8NR

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS

## Leveson Road

Norwich

NO CHAIN! Conveniently positioned within close proximity to LOCAL AMENITIES and SCHOOLS, this SEMI-DETACHED BUNGALOW has been newly UPDATED and MODERNISED, offering IMMACULATE and TURNKEY accommodation throughout. The spacious HALLWAY ENTRANCE offers the perfect meet and greet space, with newly laid hard flooring underfoot for ease of maintenance and doors opening to all the accommodation. The property boasts newly SKIMMED CEILINGS throughout, including in the 14' SITTING ROOM, boasting ample room for a variety of soft furnishing layouts and sliding glass doors opening directly onto the garden patio. Adjacent, the newly refitted KITCHEN offers ample storage and INTEGRATED APPLIANCES, with further room for DINING or further kitchen units/ appliances and a PANTRY CUPBOARD. To the front of the home, TWO BEDROOMS open from the hallway, both NEWLY REDECORATED with the MAIN BEDROOM offering INTEGRATED STORAGE, whilst the second bedroom includes a BAY WINDOW, ensuring the room enjoys plenty of natural light.



The three piece FAMILY BATHROOM has also been newly refitted, including a shower over the bath. Stepping outside, DRIVEWAY PARKING for multiple vehicles at the front and side leads to the large DETACHED GARAGE. The rear GARDEN is PRIVATE and FULLY ENCLOSED with timber panel fencing, some of which has been newly replaced and enjoys a desirable SOUTH FACING REAR ASPECT.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Semi-Detached Bungalow
- Newly Updated & Improved Interior
- 14' Rear Facing Sitting Room
- Brand New Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms
- Private & Enclosed South Facing Garden
- 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

Set back from the road, the property enjoys a private frontage enclosed by half height timber panel fencing and well maintained bushes. This opens to a shingle driveway at the front, designed with a low maintenance in mind and continuing down the side of the property, leading to the garage. The garage features double opening doors to the front, and the main entrance to the home can be found at the side under a sheltered open porch.

## THE GRAND TOUR

Stepping inside, the spacious hall entrance offers plenty of room for storing coats and shoes, with newly laid wood effect flooring running underfoot and doors opening to all accommodation. Loft access can be found overhead, while at the end of the hall, you are welcomed into the 14' sitting room. This space enjoys a rear facing aspect with uPVC double glazed sliding glass doors opening directly onto the garden patio. Centred around a feature fireplace, the room allows for a variety of soft furnishing layouts and formal dining. Adjacent, the newly installed fully fitted kitchen includes extensive storage from a range of wall and base units. Integrated appliances include an inset oven, electric hob, and a fitted extractor overhead. The room enjoys a generous dual aspect with an integrated pantry cupboard and a further door opening to the garden, while plumbing and power are available for an integrated washing machine.

Positioned to the front of the home, the newly updated bedrooms can be found. The first double bedroom offers space for a large double bed with carpeted flooring, front facing uPVC windows, and a useful integrated storage cupboard to the corner.

Also from the hallway, the second bedroom provides room for a double bed and features a generous bay window to the front ensuring the room is bathed in natural light. Both rooms are served by the new three piece family bathroom, featuring continued wood effect flooring for ease of maintenance, a shower over the bath with a glass splashback, and vanity storage below the sink.

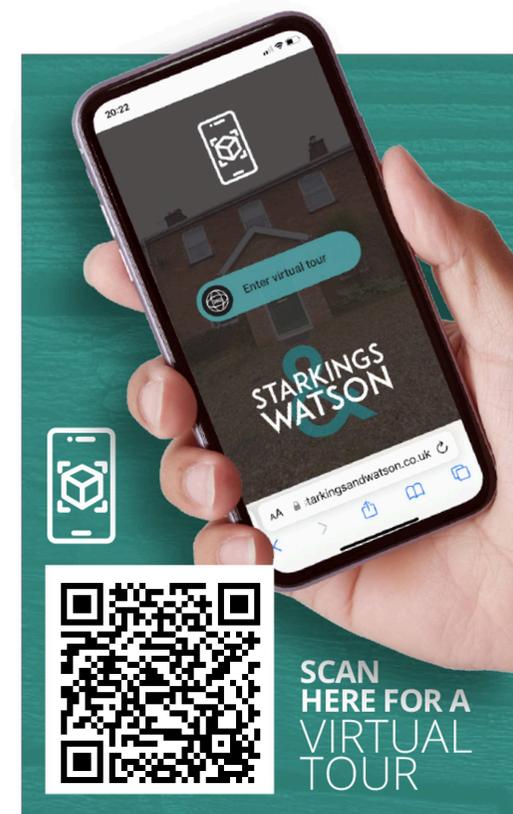
## FIND US

Postcode : NR7 8NR

What3Words : ///carry.boot.this

## VIRTUAL TOUR

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



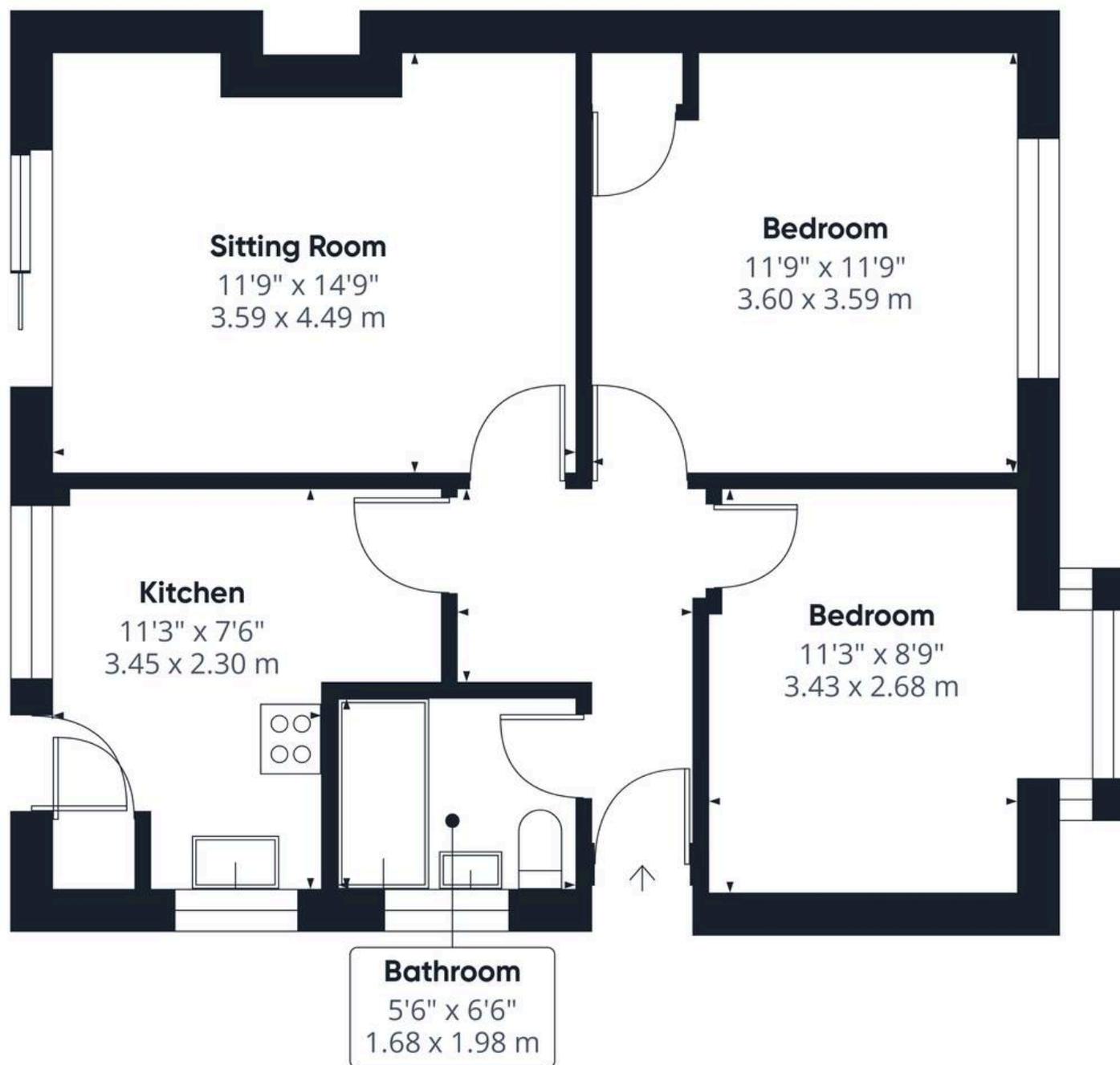




## THE GREAT OUTDOORS

Stepping outside, the private and fully enclosed rear garden is surrounded by brick walling and timber panel fencing, some of which has been newly replaced. You are initially welcomed by a substantial flagstone patio space, perfect for outdoor furniture, alfresco dining, and enjoying the summer months. The garden further benefits from a highly desirable south facing rear aspect, ensuring it enjoys sunlight throughout the day. The remainder of the garden is predominantly laid to a well maintained lawn, with borders home to a colourful range of shrubs and plantings. Leading to the foot of the garden, where you will find a substantial timber shed equipped with separately fused lighting and power. Completing the outdoor space is a further decorative shingle area, ideal for continued outdoor seating.





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

619 ft<sup>2</sup>

57.5 m<sup>2</sup>

(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.

GIRAFFE 360





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