



Blacksmiths Way, Norwich - NR6 7DT

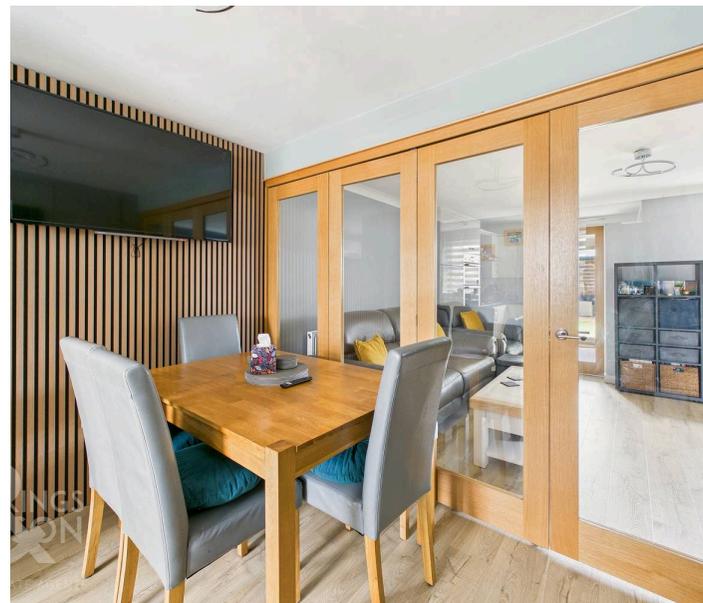
**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS

## Blacksmiths Way

Norwich

Tucked away in a quiet CUL-DE-SAC setting, this LINK-DETACHED HOUSE boasts in excess of 1,030 Sq. Ft (stms) of MODERNISED and EXTENDED accommodation, benefitting from multiple upgrades and HIGH QUALITY fixtures and fittings. Heading inside, the accommodation opens to a spacious HALLWAY ENTRANCE, the perfect meet and greet space. Stairs rise to the first floor with INTEGRATED STORAGE tucked away beneath, whilst a two-piece W.C is conveniently positioned. The end of the hall leads to the spacious yet cosy 15' SITTING ROOM, enjoying a WOOD BURNER for winter evenings. To the rear, the CONSERVATORY is fully uPVC double glazed, enjoying panoramic garden views and FRENCH DOORS opening. BI-FOLDING INTERNAL DOORS lead to the heart of the home, the 16' OPEN PLAN KITCHEN and DINING ROOM. Boasting a refitted kitchen with INTEGRATED APPLIANCES and EXTENSIVE storage, with plenty of further room for formal dining. Heading upstairs, THREE BEDROOMS open from the landing, with the MAIN BEDROOM including INTEGRAL WARDROBES.



All rooms are serviced by a three piece FAMILY BATHROOM including a shower over the bath, perfect for family living. To the front, DRIVEWAY PARKING leads to the GARAGE with an up-and-over door. The rear GARDEN is PRIVATE and FULLY ENCLOSED, having been lovingly LANDSCAPED by the current vendors.

Council Tax band: B

Tenure: Freehold

- Link-Detached House
- Quiet Cul-De-Sac Setting
- In Excess Of 1,030 Sq. Ft (stms) Of Accommodation
- 15' Sitting Room With Woodburner & Conservatory
- 16' Open Plan Kitchen/ Dining Room
- Three Bedrooms
- Landscaped Private & Enclosed Garden
- Driveway Parking & Garage

Old Catton is a popular north suburb of Norwich, benefiting from a range of local amenities including supermarket, café, shops and schooling. Several open spaces are available including The Grade II Listed Catton Park and Recreation Ground. There is a regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport, and access to the NDR (Broadland Northway) which is close by.



## SETTING THE SCENE

The property can be found set back from the road, nestled in this quiet cul-de-sac with driveway parking at the front leading to the garage. The adjacent low maintenance frontage is laid to slate shingle with a raised border enclosed flower bed, home to a variety of shrubs and plantings. A short pathway leads to the main entrance at the front, while a door to the right provides convenient pedestrian access to the garden.

## THE GRAND TOUR

Stepping inside, the spacious hallway entrance offers skimmed ceilings and LED spotlights overhead, with a conveniently positioned two piece W.C and heated towel rail located next to the front door. Beyond, stairs rise to the first floor with useful storage beneath, perfect for storing outdoor wear. Hard flooring runs underfoot and continues through a glass internal door into the 15' sitting room. The sitting room offers versatility for a range of soft furnishing layouts, featuring decorative panelling and a modern wood burner, perfect for cold winter evenings. A further door opens to the uPVC double glazed conservatory, enjoying panoramic garden views, currently used as a home office or could be used for soft furnishings. The space provides a seamless transition to the garden via French doors. Internal bi-folding doors can be opened to create a fully open plan living space leading into the 16' kitchen and dining room. The kitchen itself includes a range of wall and base storage units with ample worktop space and integrated appliances, including an eye level double oven, inset electric hob, and extractor. There is plumbing and under counter space for a dishwasher and washing machine, along with room for an 'American style' fridge freezer. The dining area is finished with further decorative panelling and a designer radiator, offering plenty of space for a formal dining table.

Ascending the stairs to the carpeted first floor landing, loft access is available overhead. All three well proportioned bedrooms feature newly laid carpeted flooring.

The main bedroom enjoys a front facing aspect with room for a large double bed and vanity desk, benefiting from extensive wardrobe space behind integrated glass sliding doors. To the rear, two further bedrooms can be found; the second is a double room currently utilised with a single bed and desk, while the third comfortably houses a single bed and would work well as a home office or studio. Completing the accommodation, at the end of the landing is the spacious three piece family bathroom, which includes an integrated airing cupboard. The modern suite features a shower over the bath with a folding glass splashback, predominantly tiled surrounds, and spotlights overhead.

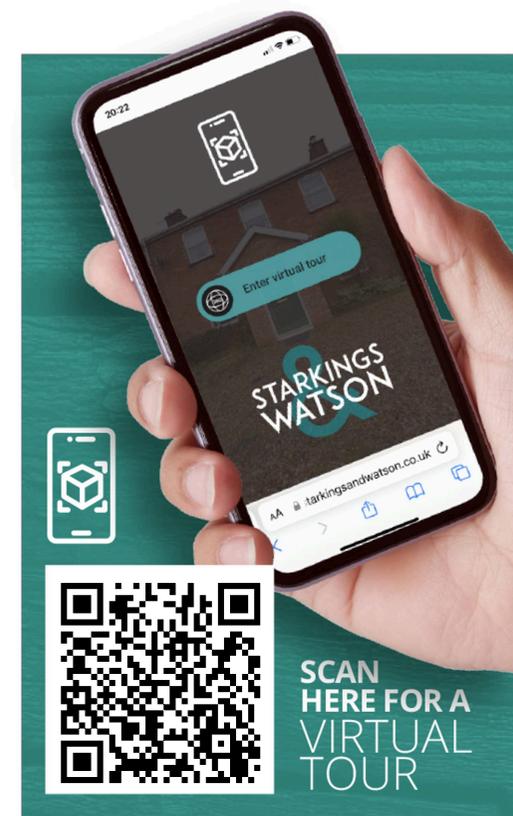
## VIRTUAL TOUR

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

## FIND US

Postcode : NR6 7DT

What3Words : ///inform.cracks.going



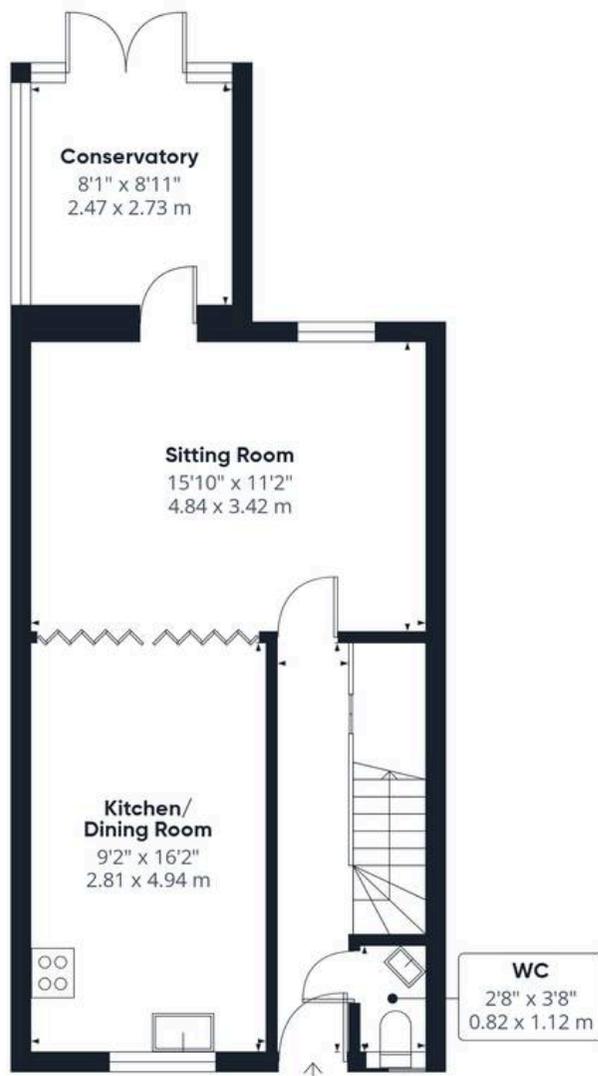




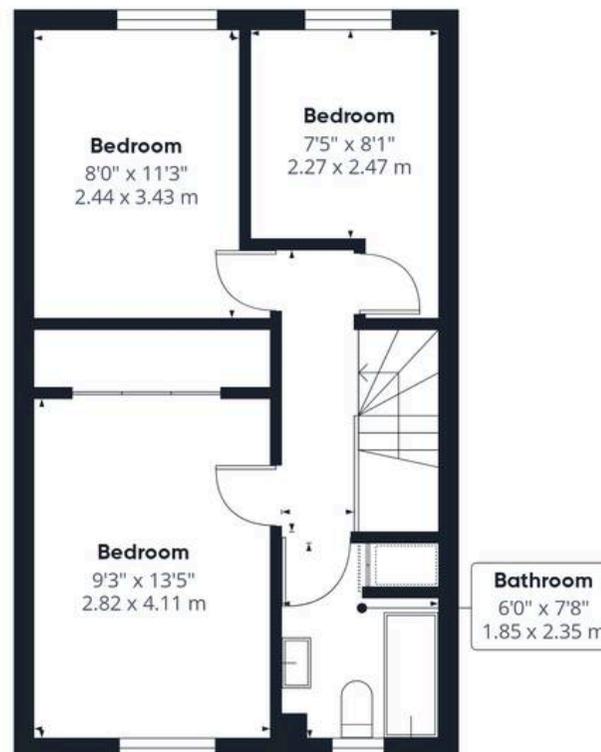
## THE GREAT OUTDOORS

Stepping outside, the landscaped rear garden is private and fully enclosed with timber panel fencing, enjoying a high degree of privacy. Initially opening to an area of artificial grass, leading to a substantially sized covered seating area which is perfect for those who love to entertain. The borders on either side are laid to shingle, featuring wooden sleeper enclosed flower beds to the right. Tucked away at the side of the home, further outside storage space can be found along a side passageway, providing an ideal area for wheelie bin storage and access back to the front. The garden also offers a substantial flagstone patio, perfect for further outdoor furniture to enjoy the summer months, with a wooden door providing convenient access into the garage.

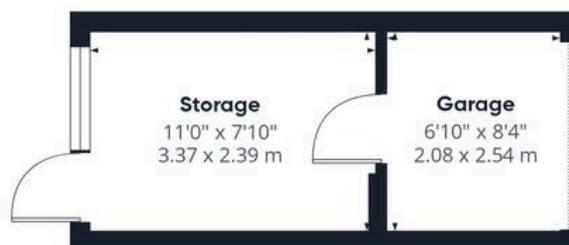




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1035 ft<sup>2</sup>  
96.1 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.

GIRAFFE360



## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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