



Oval Road, Norwich - NR5 0DF

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Oval Road

Norwich

NO CHAIN! Located within close proximity to all LOCAL AMENITIES and PUBLIC TRANSPORT LINKS, this SEMI-DETACHED BUNAGALOW offers an EXTENDED and spacious living accommodation, ready to MAKE YOUR OWN. Stepping inside, the spacious HALLWAY ENTRANCE is the perfect meet and greet space, with doors opening to all the accommodation. The heart of the home lies in the 18' SITTING ROOM, well sized allowing for soft furnishings and ideal for relaxing or those who love to entertain. Adjacent, the 16' OPEN PLAN KITCHEN and DINING ROOM is the social hub, offering EXTENSIVE STORAGE space and INTEGRATED APPLIANCES. Also from the hall, TWO DOUBLE BEDROOMS are well proportioned and include INTEGRAL WARDROBES. Both bedrooms are served by the FAMILY SHOWER ROOM, offering a 'wet room' style open shower. Outside, expansive DRIVEWAY PARKING leads to the sizeable CAR PORT and a timber built storage shed. To the rear, the PRIVATE GARDEN is FULLY ENCLOSED, offering a TREE-LINED REAR ASPECT.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Semi-Detached Bungalow
- 18' Sitting Room
- 16' Open Plan Kitchen/ Dining Room
- Two Double Bedrooms
- Popular Location Within Close Proximity To Amenities
- Private & Enclosed Rear Garden
- Driveway Parking & Carport

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.



## SETTING THE SCENE

Set back from the road, the property features a low level timber panel fence enclosed frontage, opening to a low maintenance garden laid to shingle. This area includes raised wooden sleeper flower beds, bisected by a substantial flagstone driveway that runs alongside the home. This leads to a large carport, which provides further parking and access to a timber storage shed. The main entrance can be found to the side of the property under a sheltered open porch.

## THE GRAND TOUR

Stepping into the light and bright hallway entrance, a perfect meet and greet space, with a large window ensuring the room enjoys plenty of natural light. Carpeted flooring runs underfoot, and a sliding door to the right opens to the family shower room, featuring a 'wet room' style with an open shower and floor to ceiling tiling. This space additionally includes a white two piece suite and a wall mounted heated towel rail. At the end of the hallway, doors lead to two well proportioned double bedrooms. The main bedroom enjoys a front facing aspect with uPVC double glazed windows, carpeted flooring, and fitted sliding door wardrobes, with ample space for a large double bed and further storage furniture. Adjacent, the second double room enjoys a rear facing aspect with windows overlooking the garden. This room also offers space for a double bed and includes full length integrated wardrobes providing generous storage.

At the end of the hall, you are welcomed into the 18' sitting room. This space has been previously extended to provide a spacious and versatile living area, with carpeted flooring and plenty of room for a range of soft furnishing layouts, formal dining, or a home office setup. A door at the end of the sitting room leads to the 16' kitchen and dining room.

The kitchen itself includes an extensive range of wall and base storage cupboards with plentiful worktop space wrapping around, finished with tiled splashbacks for ease of maintenance. Integrated appliances include a double oven, a four burner gas hob with an extractor above, as well as a fridge. Freestanding space to the corner is available for a freestanding fridge/ freezer, alongside under counter plumbing for a washing machine. Laminated tiled flooring runs underfoot, and the room is large enough for a full dining table, with a final door leading directly out to the garden.

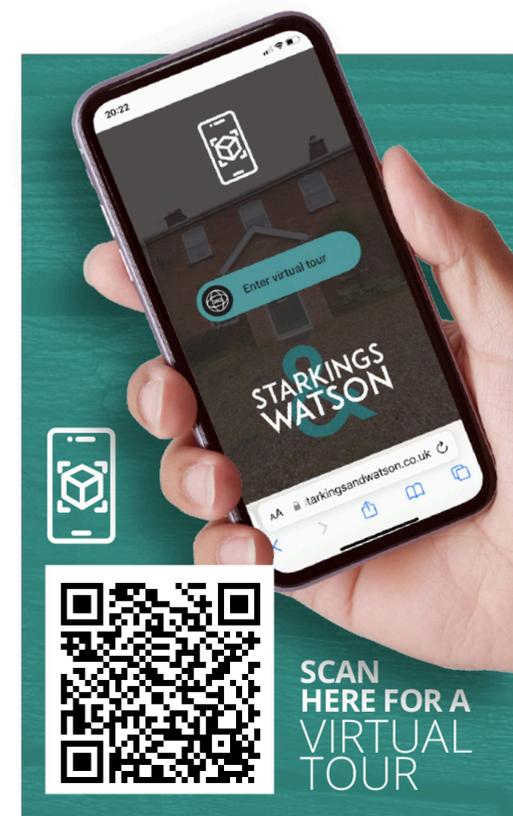
## FIND US

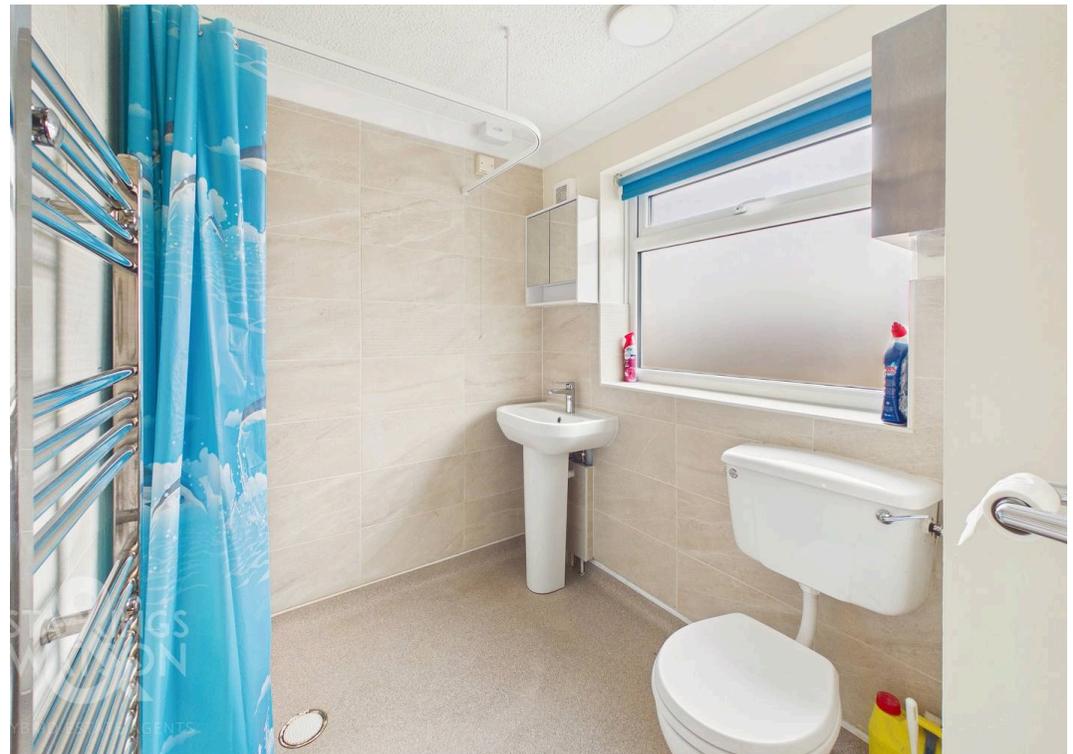
Postcode : NR5 0DF

What3Words : ///simply.shadow.voices

## VIRTUAL TOUR

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



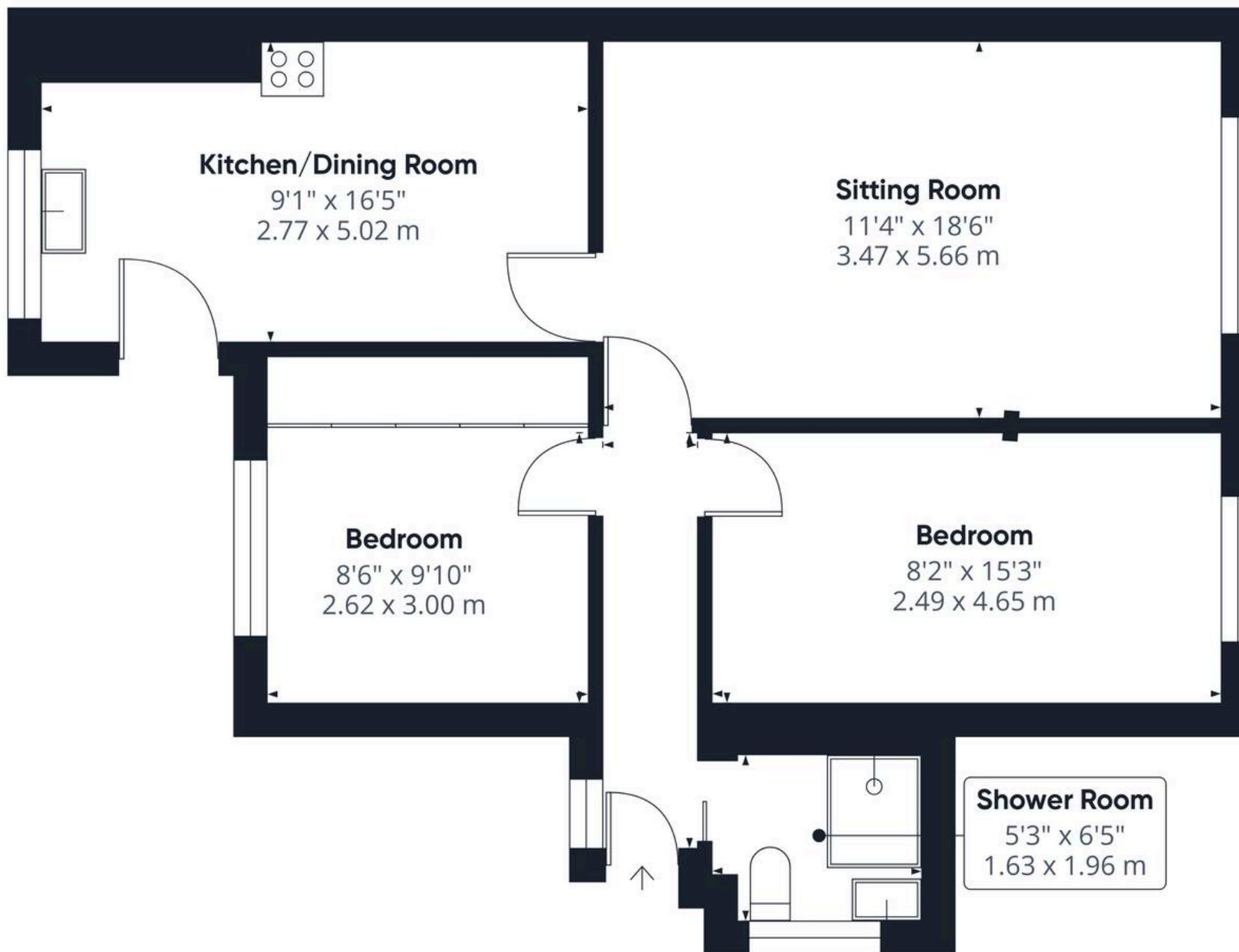




## THE GREAT OUTDOORS

Stepping outside, the private and fully enclosed rear garden features timber panel fencing and a half height wooden latch and brace gate that opens to the carport and storage shed. Initially, a substantial flagstone patio offers the perfect space for outdoor furniture to enjoy the warmer months, with the garden benefiting from a desirable south-easterly rear aspect. The rear entrance of the property features an accessible ramp for wheelchair users while the remainder of the garden has been beautifully maintained and is predominantly laid to a well tended lawn. Flower beds run along either boundary, home to a colourful range of plantings and shrubs leading to the foot of the garden.





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

651 ft<sup>2</sup>  
60.6 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/)

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