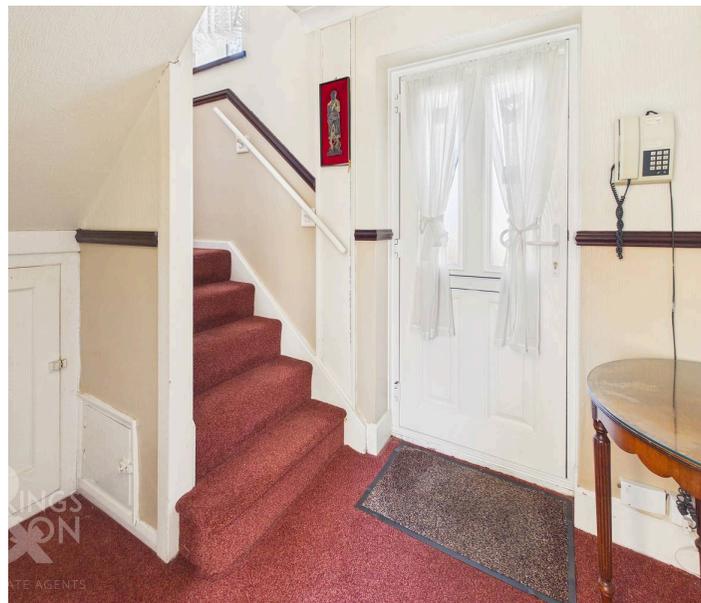




Robin Hood Road, Norwich - NR4 6BL

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Robin Hood Road

Norwich

NO CHAIN! Conveniently positioned within close proximity to LOCAL AMENITIES and the RING ROAD, this MID-TERRACED HOUSE offers a perfect blank slate to MODERNISE and MAKE YOUR OWN, additionally benefitting from SOLAR PANELS and storage BATTERIES providing greatly reduced running costs. Step inside to the HALL ENTRANCE, a perfect meet and greet space, with stairs rising to the first floor and integrated storage tucked away beneath. Doors open to the living spaces, initially the fully fitted KITCHEN offers EXTENSIVE STORAGE, with a bright rear aspect and access directly out to the garden. The heart of the home is the 20' SITTING ROOM, flooded with natural light from generous DUAL ASPECT uPVC double glazed windows and offering ample room for soft furnishings and formal dining, perfect for relaxing or those who love to entertain. Heading upstairs, doors open to THREE DOUBLE BEDROOMS, all of which including generous INTEGRATED WARDROBES. The bedrooms are served by a SPLIT WASHROOM consisting of separate W.C and a modern three piece FAMILY SHOWER ROOM, ideal for family living.

Heading outside, the larger than average PRIVATE and FULLY ENCLOSED GARDEN is a blank slate to make your own, currently offering a range of shrubs and plantings, and two greenhouse's and a versatile BRICK OUTBUILDING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Mid-Terraced House
- Solar Panels & Batteries
- 20' Dual Aspect Sitting & Dining Room
- 12' Fully Fitted Kitchen
- Three Double Bedrooms With Integrated Wardrobes
- Private & Enclosed Rear Garden
- Ready To Be Modernised/ Made Your Own

Located on the fringes of Norwich City Centre to provide 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 brick wall enclosed frontage opens to a paved parking space offering driveway parking for one vehicle. The remainder of the frontage has been beautifully maintained, offering a colourful range of shrubs and plantings. The main entrance can be found to the front of the property, while an alleyway provides direct pedestrian access to the rear.

THE GRAND TOUR

Stepping inside, the bright hallway entrance offers stairs rising to the first floor and a deceptively sized integrated cupboard beneath, perfect for storing outdoor wear. Carpeted flooring runs underfoot with doors opening to the main living accommodation. Straight ahead, the fully fitted kitchen offers a range of wall and base storage units with worktop space wrapping around. Finished with tiled splashbacks for ease of maintenance, the kitchen provides under counter space and plumbing for a washing machine and tumble dryer, as well as room for a freestanding 'American style' fridge freezer. Further space is available for a breakfast seating area, with tiled flooring underfoot and a door opening directly onto the garden. Also from the hallway, a door leads to the heart of the home. The 20' dual aspect sitting room is bathed in natural light from uPVC double glazed windows to the front and rear aspects. Carpeted flooring runs underfoot and the room is centred around an exposed brick feature fireplace. The space offers versatility for a range of soft furnishing layouts, storage furniture, and plenty of room for a formal dining table.

Ascending the stairs to the carpeted first floor landing, loft access can be found above while doors give way to three double bedrooms. The largest double room sits towards the front of the home and enjoys plenty of space for a large double bed and storage furniture, further benefiting from double opening integrated wardrobes. Adjacent, the second double room includes identical integrated wardrobes in addition to an airing cupboard.

Currently used for a single bed, this room would comfortably house a double bed or could serve as a home office. The final double room, positioned to the rear of the home, is used as a guest bedroom and features a deceptively spacious integrated cupboard. Completing the accommodation is the split washroom, which includes a separate W.C to one side and a modernised shower room across the landing. The shower room has been finished to a high standard with wood effect flooring and includes a large walk in double shower cubicle with a glass splashback, vanity storage below the sink, and a substantial wall mounted heated towel rail.

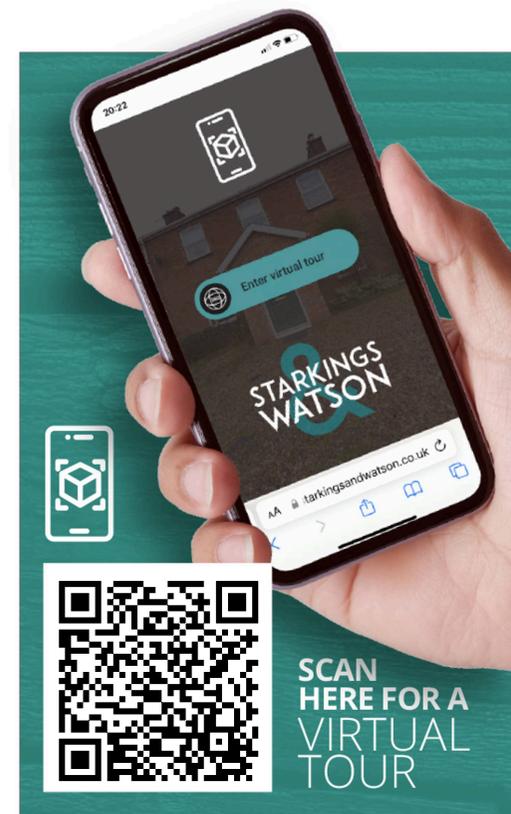
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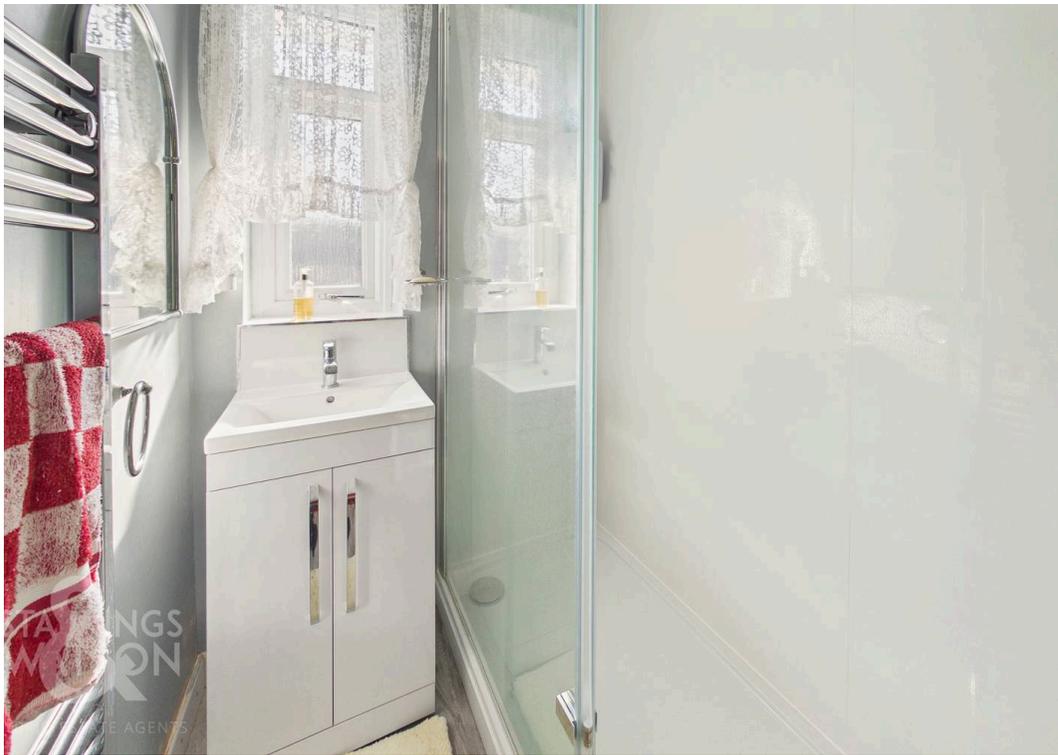
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What3Words : ///goad.native.origin

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 larger than average for the area. Initially offering gated access through the alley, conveniently leading to the front of the home, alongside a substantial brick built outbuilding, ideal for storage or could be converted into a home office or hobby space. From here, a paved area offers the perfect space for outdoor furniture to enjoy the warmer months. The remainder of the garden serves as a blank slate, featuring various pathways and decorative flower beds, additionally housing two substantial greenhouses.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

833 ft²

77.6 m²

Reduced headroom

3 ft²

0.3 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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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.