



Daniel John Court, Clarke Road, Norwich

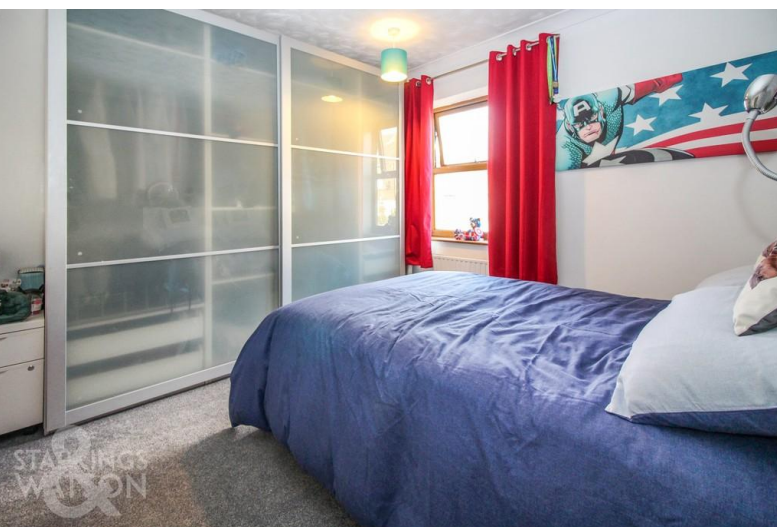
Guide Price £200,000 Freehold

Energy Efficiency Rating : 68

- ✓ Semi-Detached Home
- ✓ Adjoining First Floor Only
- ✓ Open Plan Rooms
- ✓ Kitchen/Breakfast Room
- ✓ Two Double Bedrooms
- ✓ Four Piece Bathroom Suite
- ✓ One Parking Space & Garage
- ✓ Lawned Gardens to Rear

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





This MODERN SEMI-DETACHED HOME with a GARAGE and OFF ROAD PARKING is only connected on the FIRST FLOOR making it ALMOST DETACHED! Boasting OPEN PLAN ACCOMMODATION to the ground floor comprising SITTING/DINING ROOM - featuring ample space for SOFT FURNISHINGS and a DINING TABLE with stairs leading to the first floor, and KITCHEN/BREAKFAST ROOM that overlooks the GARDENS, with MODERN GLASS SPLASH BACKS and contrasting HIGH GLOSS CABINETS. Heading upstairs, TWO DOUBLE BEDROOMS can be found - both with BUILT-IN WARDROBES and a FOUR PIECE FAMILY BATHROOM. The rear garden is laid to lawn with BRICK WALLED BOUNDARIES and DIRECT ACCESS provided to the GARAGE, and a TIMBER GATE leading to the COMMUNAL PARKING of which this property has ONE PARKING SPACE.

LOCATION

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

DIRECTIONS

You may wish to use your Sat-Nav (NR3 1JL), but to help you...Leave Norwich heading North on Magdalen Street. Continue straight over the traffic lights onto Sprowston Road, following the road along, turning left onto Clarke Road where the property can be found on the right hand side.

The property is approached via a brick walled frontage with steps leading to the main property.

uPVC double glazed entrance door to:

ENTRANCE PORCH

Wood effect flooring, cloak and boot storage space, smooth ceiling with recessed spotlighting, opening to:

SITTING ROOM

11' 6" x 9' 8" (3.51m x 2.95m) Open plan with wood effect flooring, radiator, uPVC double glazed window to front, built-in under stairs storage cupboard, coved ceiling, door to:

DINING ROOM

9' 5" x 8' 6" (2.87m x 2.59m) Wood effect flooring, radiator, stairs to first floor landing, coved ceiling, doors to:

KITCHEN/BREAKFAST ROOM

11' 8" x 11' 2" (3.56m x 3.4m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset sink and drainer unit with mixer tap, red glass splash back, inset gas hob and built-in electric oven with extractor fan above, integrated dishwasher, space for washing machine, fridge freezer and tumble dryer, uPVC double glazed window to rear, built-in larder cupboard, uPVC double glazed door to rear, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

11' 6" x 9' 9" (3.51m x 2.97m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth coved ceiling.

FAMILY BATHROOM

Four piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, panelled bath with mixer shower tap, tiled splash backs, wood effect flooring, uPVC obscure double glazed window to side, smooth ceiling with recessed spotlighting and extractor fan.

DOUBLE BEDROOM

11' 7" x 11' 7" (3.53m x 3.53m) Fitted carpet, radiator, uPVC double glazed window to front, smooth coved ceiling.

OUTSIDE REAR

Leaving the property via the kitchen door, the rear garden is fully enclosed with timber panelled fencing and with gated access to the side and parking. The garden is primarily laid to lawn with a door also leading to the garage.

GARAGE

Up and over door to front.

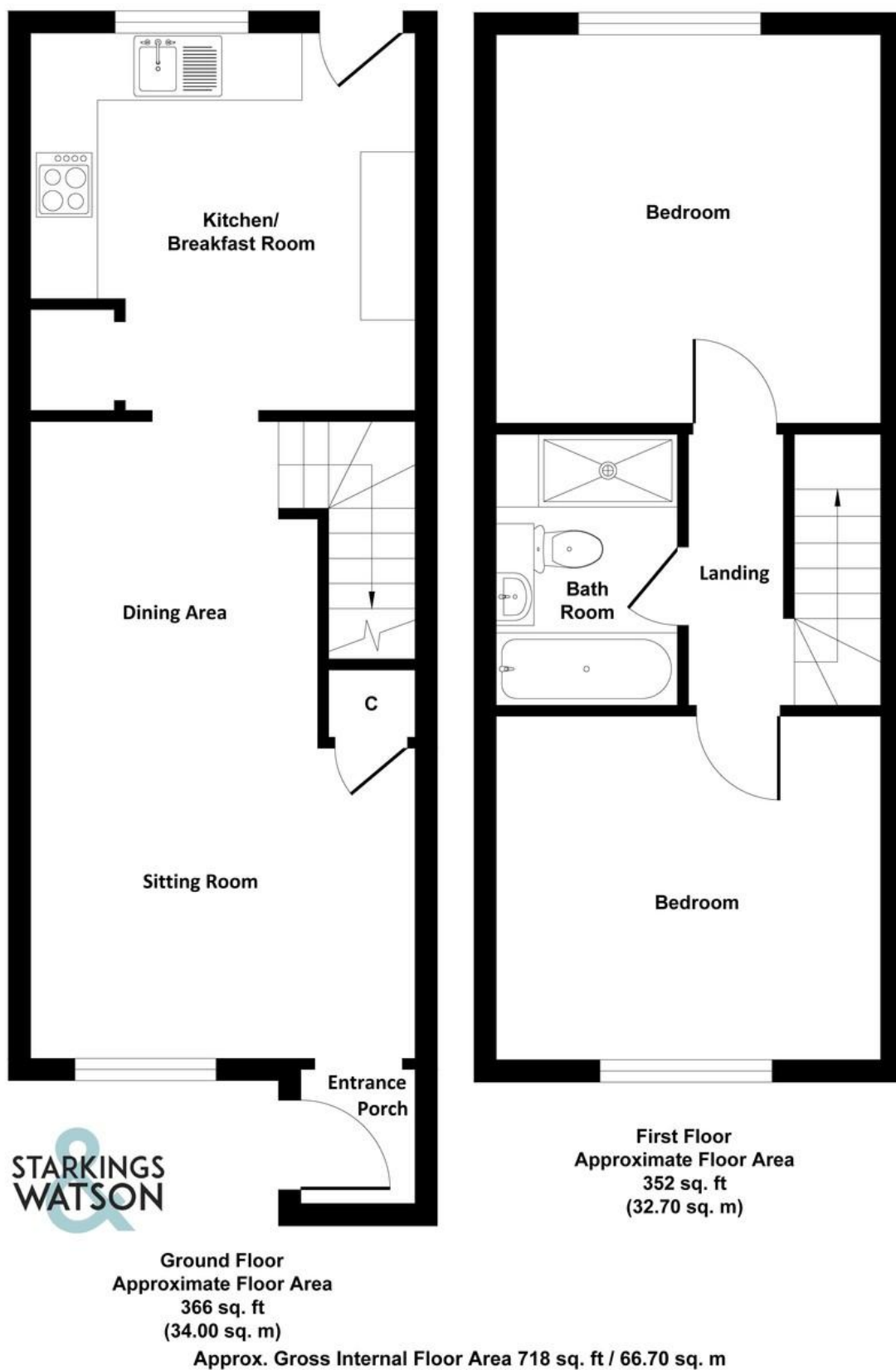
PARKING

Parking is provided for five properties on a first come first served basis. The vendors advise since moving into this property have never struggled to find a parking space.

AGENTS NOTE

The property does not include the accommodation over the arch way.





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

Centralised Hub:

Crafton House | Rosebery Business Park | Mentmore Way | Poringland | Norwich | NR14 7XP
01603 336116 | sales@starkingsandwatson.co.uk | lettings@starkingsandwatson.co.uk



SWEA Ltd t/a Starkings & Watson, Company Registration Number 10386501
Registered Office 45a Birchfield Lane, Mulbarton NR14 8AA
VAT Registration Number 253 994 172