

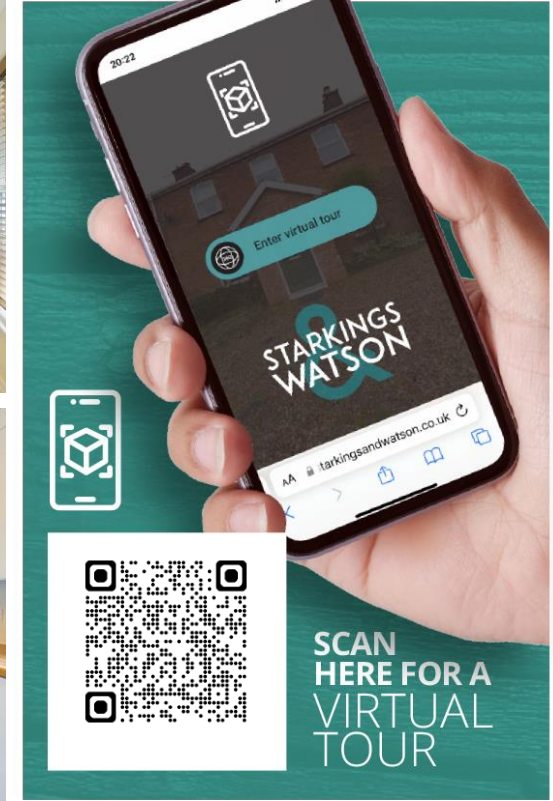
GEOFFREY ROAD

**Norwich NR1 3BG**

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336116

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**STARKINGS**  
**WATSON**

- Mid-Terrace Town House
- Generous 17' Sitting Room
- 17' Open Plan Kitchen/Dining Room
- Four Double Bedrooms
- Family Bathroom & Two En-Suites
- Fantastic Decorative Order
- Low-Maintenance Rear Garden
- Allocated Parking Space

### IN SUMMARY

NO CHAIN. This HIGH SPECIFICATION Hopkins built town house enjoys a RARE LOCATION with PARKING, whilst being within close proximity to the CITY CENTRE. The impressive living space is arranged over THREE FLOORS and extends to 1303 Sq. ft (stms), with gas fired CENTRAL HEATING and SASH WINDOWS to front. The ground floor gives way to a handy cloakroom, large SITTING ROOM and OPEN PLAN kitchen/dining room with INTEGRATED APPLIANCES and GARDEN ACCESS. The first floor leads to THREE BEDROOMS with an EN SUITE to the guest bedroom and further family bathroom. The TOP FLOOR is dedicated to the MAIN DOUBLE BEDROOM with further EN SUITE. Externally, the property has a tasteful and LOW-MAINTENANCE rear garden, with allocated and visitor permit PARKING.

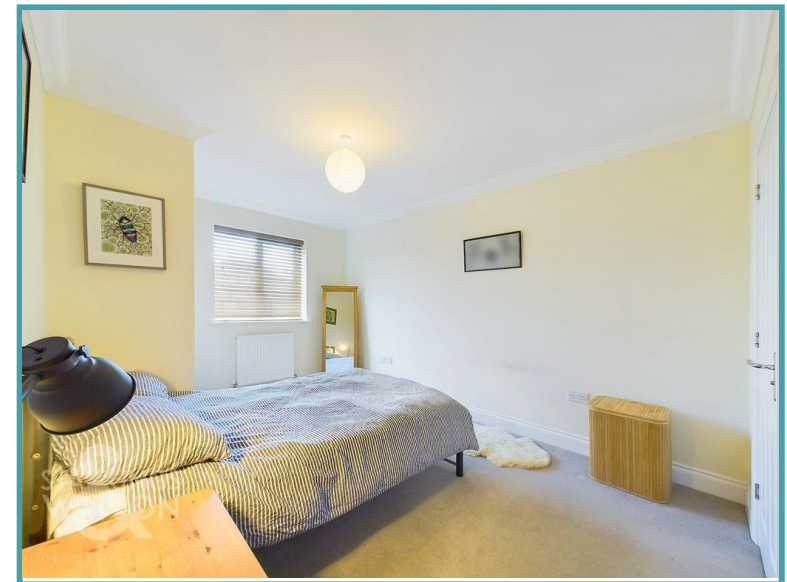
### SETTING THE SCENE

Turning into this newly developed section of the road you will be greeted with a row of gorgeous terraced houses to either side with the property sat behind permit only parking bays for which residents can

apply for. Additional allocated parking can be found at the end of the street located opposite the green. The property sits behind low level iron gates with a manicured hedge frontage and awning above the front door.

### THE GRAND TOUR

Stepping through the front door you will find yourself in the central hallway giving access to all living spaces and handy understairs storage with the two piece cloakroom to your left and large sitting room to your right, all with wooden flooring underfoot and ample space for soft furnishings. The rear of the property gives way to the open plan kitchen/dining room space with room for a formal dining table and French uPVC doors to the rear garden. The kitchen boasts a range of wall and base mounted storage, with integrated dishwasher, double oven and hob with extraction above, space for a fridge/freezer set around rolled edge wooden work surfaces. The first floor immediately gives access to the smaller of the four bedrooms, currently a home office space with the second bedroom located next door with a rear facing aspect, built in wardrobe and en-suite shower room. The third bedroom is situated to the front of the property, a sizeable double bedroom, also with built in wardrobes. The family bathroom is located next to this room offering a three piece suite featuring a bath and gas radiator. Finally, the second floor impressively opens into the main bedroom, with vaulted ceilings, Velux window, built in wardrobes and en-suite shower room.



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### THE GREAT OUTDOORS

The rear garden has been designed with peace in mind. Low maintenance tiles line the floors with bamboo borders, storage sheds and raised wooden deck area to the rear.

### OUT & ABOUT

Located in the heart 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.

### FIND US

Postcode : NR1 3BG

What3Words : ///fuel.intent.market

### VIRTUAL TOUR

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

### AGENTS NOTE

The agent has been made aware that there is an annual management fee of £176 which is payable to Norwich Residential Management. There is an optional additional charge of £43 per month for permit parking on the road, separate to the allocated space at the end of the road, this would also include a visitors permit.

**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.

Price:



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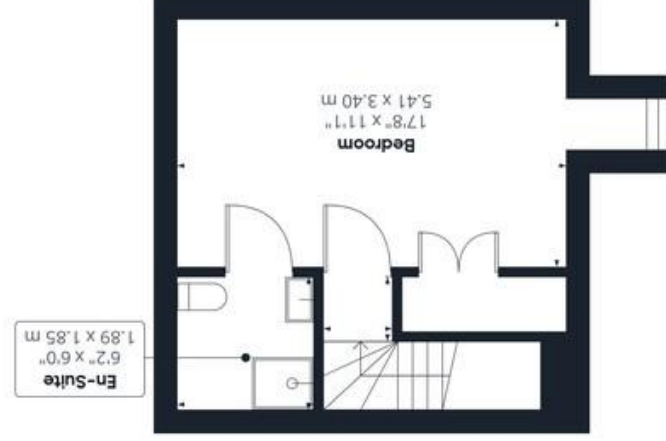
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GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

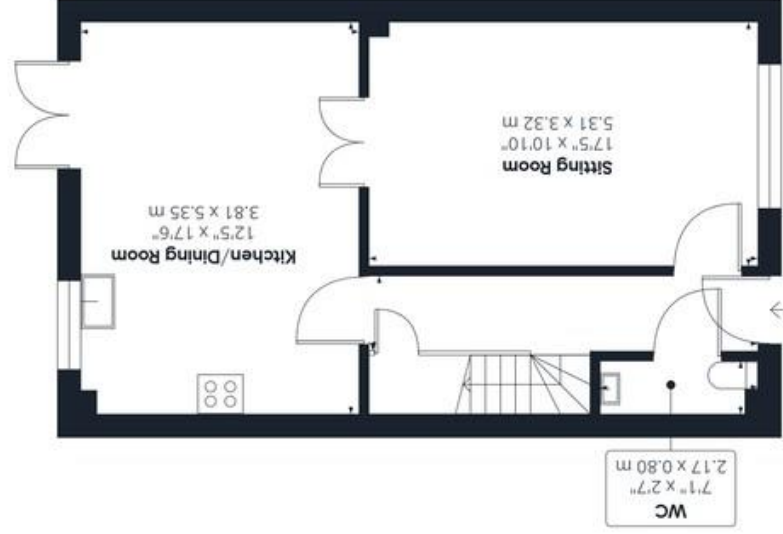
(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 1303.38 ft<sup>2</sup>  
 121.09 m<sup>2</sup>

Floor 2



Ground Floor



Floor 1

