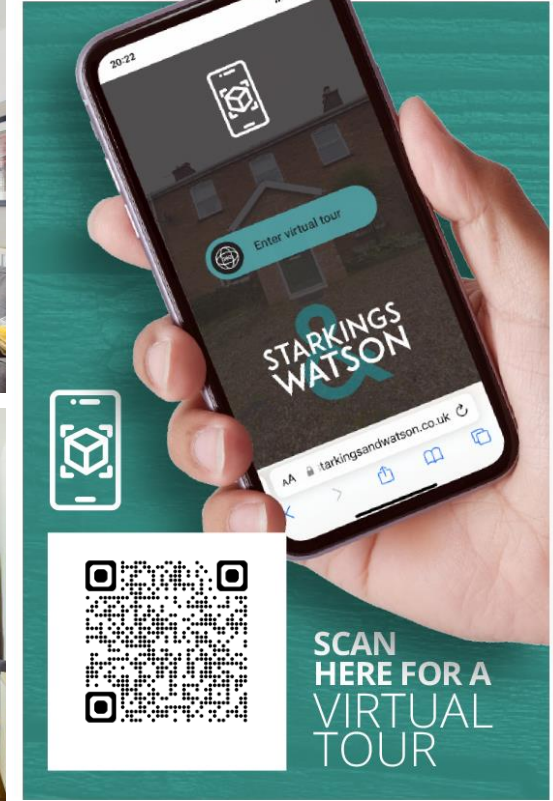


# TILLET ROAD Norwich NR3 4BJ

Freehold | Energy Efficiency Rating : C

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

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- Semi-Detached Family Home
- Considerably Extended & Updated
- 12' Bay Fronted Sitting Room
- 21' Open Plan Kitchen/Dining/Family Room
- Four Double Bedrooms
- Loft Conversion with En-Suite
- Driveway & Garage
- Private Rear Garden

#### IN SUMMARY

NO CHAIN. This impressive updated and EXTENDED SEMI-DETACHED family home offers just over 1450 Sq. ft (stms) of stunning accommodation. Having undergoing extensive MODERNISATION by the current owners whilst maintaining multiple CHARACTER FEATURES, the property enjoys a PRIVATE REAR GARDEN, OFF ROAD PARKING and GARAGE. The accommodation inside boasts a BAY FRONTED SITTING ROOM with original wood flooring, an IMPRESSIVE OPEN PLAN kitchen, family/dining room and sitting room - complete with UNDERFLOOR HEATING, WOOD BURNER and INTEGRATED APPLIANCES. The first floor gives way to THREE DOUBLE BEDROOMS and immaculately presented FAMILY BATHROOM. The loft has undergone a full conversion creating an EXQUISITE DUAL ASPECT bedroom with 'Juliet' style balcony, complete with EN-SUITE shower room.

#### SETTING THE SCENE

The property is approached by the road and is tucked behind a low level brick wall that sits in front of a

shingle front garden with a concrete driveway stretching beyond the side of the property leading to the garage access. The front door is accessed via a tiled step underneath an arched awning.

#### THE GRAND TOUR

Stepping inside you are firstly met with the entrance hallway with Amtico flooring underfoot throughout, stairs to your left and handy under the stair storage and coat storage sitting adjacent to the two piece cloakroom. Turning to your right you will find the wonderfully spacious, bay-fronted sitting room with wood flooring and cast iron fireplace with tiled surround and hearth. The property opens up to the rear courtesy of a sizeable extension to the rear. The family sitting area boasts a cast iron wood burner within a brick fireplace and tiled hearth, leading back towards the kitchen/dining room area which comes with underfloor heating, Velux windows and double glazed French doors to the garden whilst leaving room for a formal dining table. The kitchen hosts a multitude of clever storage spaces covering all of your needs set around Quartz work surfaces with dual integrated ovens, induction hob with extraction above, integrated dishwasher plus integrated fridge. Heading to the first floor where three of the bedrooms can be found alongside the wonderfully presented three piece family bathroom with bath and dual wall mounted shower heads plus dual fuel heated towel rail. The first of the bedrooms on this floor can be found with a front facing aspect, built in wardrobes and gas radiator with the slightly larger bedroom being found just behind this, overlooking



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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 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.

Price:



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the rear garden with tiled fireplace and ample floor space for soft furnishings. The smaller of the rooms, still a double bedroom, also faces the rear garden with uPVC double glazed windows. Finally, the attic conversion which has been added by the current owners giving the most stunning main bedroom space with vaulted ceilings and Velux windows, glass Juliette balcony overlooking the rear garden and a wealth of space for additional furniture and storage. This bedroom also leads to a three piece en-suite shower room with walk in shower and tasteful décor.

### THE GREAT OUTDOORS

Immediately as you exit the rear doors you will find a slabbed patio seating area, ideal for relaxing with friends and family whilst the predominantly laid to lawn garden creates the perfect space to enjoy those warmer months with planting borders, secondary patio area, timber summer house and wood chip backing. The garage can also be accessed via the garden and has a full electric supply inside.

### OUT & ABOUT

Within 15 minute 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 and 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.

### FIND US

Postcode : NR3 4BJ

What3Words : ///today.fans.above

### VIRTUAL TOUR

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

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.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
 1458.02 ft<sup>2</sup>  
 135.45 m<sup>2</sup>  
 Reduced headroom  
 24.11 ft<sup>2</sup>  
 2.24 m<sup>2</sup>

