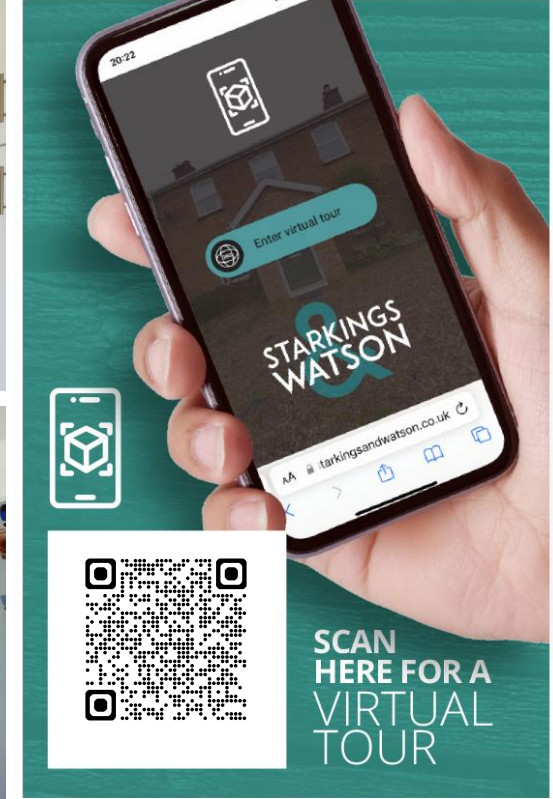


IPSWICH ROAD
Norwich NR2 2LN

Leasehold | Energy Efficiency Rating : D

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

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STARKINGS
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- Ground Floor Flat
- Over 1259 Sq. ft Of Accommodation (stms)
- Characterful Home
- 22' Sitting Room with Open Fire
- Kitchen with Integrated Appliances & Utility Room
- Separate Dining Room
- Two Double Bedrooms
- Allocated Off Road Parking

IN SUMMARY

The GROUND FLOOR FLAT offers a wealth of internal space measuring some 1259 SQ. FT (stms) as well as a PRIVATE REAR GARDEN and allocated OFF ROAD PARKING. The accommodation is bursting with CHARACTER throughout, and offers a VERSATILE living space including a large entrance hallway ideal as a STUDY, 22' DUAL ASPECT SITTING ROOM with an OPEN FIRE, separate DINING ROOM leading into the fitted kitchen boasting a range of INTEGRATED APPLIANCES, neatly finished SHOWER ROOM, alongside TWO DOUBLE BEDROOMS with one benefiting from an EN-SUITE W.C.

SETTING THE SCENE

Turning off from Ipswich road you are first met with a shingle driveway with the access door into the kitchen directly in front of you. As you carry on beyond the property you will find the rear with its allocated parking spaces for each property where there are two tandem spaces for this home. A short walk to your right will take you through a private gate into the

garden and further into the main entrance lobby.

THE GRAND TOUR

Stepping in via the main entrance door you will find a generous porch style entrance leading into the central lobby with carpeted flooring and gas radiator, this space could make an ideal study if so desired. Just off from the lobby is the 22' dual aspect sitting room, a generous room with an open fireplace currently housing an electric fire with exposed wooden beams and picture rails along the walls. Heading to your left from the lobby is the main bedroom, a sizeable dual aspect room with built in wardrobes, carpeted flooring, gas heating and ample floor space for soft furnishings. Heading out the rear of the sitting room and turning right you will find the second bedroom, this being a double room too also with carpeted flooring, built in wardrobe and handy en-suite WC with frosted glass window. The shower room sits next door to the second bedroom, a fully tiled three piece suite complete with underfloor heating, frosted glass window and walk-in shower. Both the dining room and kitchen are lined with wooden effect Amtico flooring with the formal dining room also boasting further character features including an original cast iron stove with original tiling surround. Finally, the kitchen space allows for a central island if so desired with a range of wall and base mounted storage surrounding the kitchen giving ample work top space giving way to an integrated oven and hob with extraction above, dishwasher, washing machine and fridge/freezer.



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THE GREAT OUTDOORS

The property benefits from a private garden space, forming the ideal sun trap in the summer months with a newly fitted timber fence and gate ,this low maintenance space is bordered by colourful plants and shrubs making for an aesthetically pleasant setting as well as adding additional privacy.

OUT & ABOUT

The property is located on the edge of the popular residential location known as Golden Triangle. Situated just off the inner ring road, the property enjoys fantastic amenities within walking distance, including, shops, schooling and bus routes, whilst vehicular access into Norwich, and onto the A47/A11 is only a short drive.

FIND US

Postcode : NR2 2LN

What3Words : ///salad.pretty.images

VIRTUAL TOUR

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

AGENTS NOTE

The property is offered on a leasehold basis with a ground rent of £50 per annum with the four properties on the plot all having responsibility for the upkeep of the gravel drive. The remaining term of the lease is approximately 110 years remaining.

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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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 area¹⁾
1259.49 ft²
117.01 m²

