

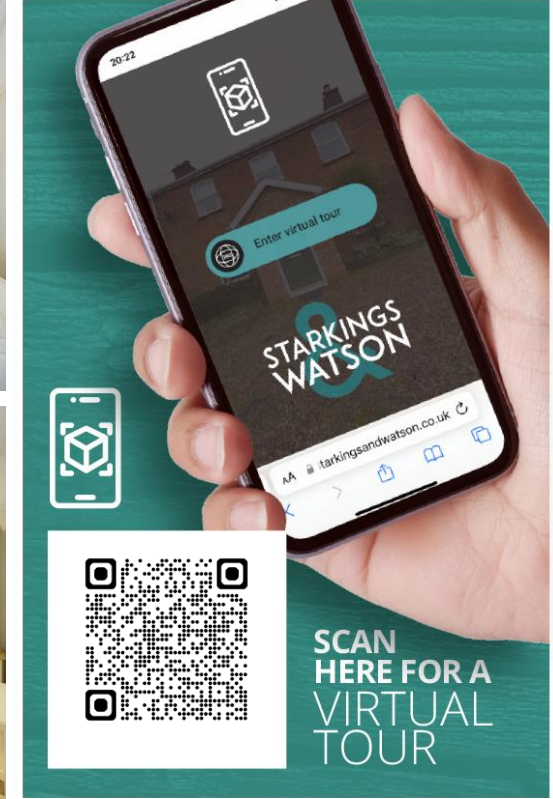
SALISBURY ROAD

Norwich NR1 1TU

Freehold | Energy Efficiency Rating : C

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- Terraced House
- Character Features Throughout
- Extended & Improved Kitchen Space
- 26' Open Plan Sitting/Dining Room
- Two Double Bedrooms
- Family Bathroom & Cloakroom
- Private Rear Garden
- No Chain

IN SUMMARY

NO CHAIN. This TERRACED HOUSE has been considerably EXTENDED and IMPROVED to offer a wonderfully inviting OPEN PLAN LIVING SPACE reaching a little over 845 Sq. Ft (stms) of accommodation while still maintaining many of its CHARACTER FEATURES and boasting tasteful sash style uPVC DOUBLE GLAZED WINDOWS and GAS CENTRAL HEATING. The downstairs accommodation opens into a 26' SITTING/DINING ROOM with newly fitted kitchen just beyond this within the extended part of the home, leading to a UTILITY area and ground floor CLOAKROOM. The first floor gives way to TWO LARGE DOUBLE BEDROOMS while the FAMILY BATHROOM sits in place of what would have been the third bedroom at a time. An easy to maintain rear garden can be found to the rear, neatly pruned and well looked after, ideal for a small planting garden and vegetable patch.

SETTING THE SCENE

The property is found slightly set back from the road with a low level brick wall and swinging timber gate

leading the way to the low maintenance frontage with a hand rail leading towards the main access door.

THE GRAND TOUR

As you step inside you will be astonished by the open functionality of the main living space, with wooden flooring under foot reaching from front to rear, this versatile space can be made up in any way a new occupant sees fit. The main sitting room area is bay fronted with a cast iron fireplace, tiled surround and tiled hearth opening past the stairs to the first floor where the formal dining space can be found with a second cast iron fireplace with mantle surround and hearth. The kitchen opens into a larger space than usual, with all tiled flooring, Velux window and access door into the rear garden allowing this space to bask in natural light. An array of wall and base mounted storage is set around the wooden work surfaces with tiled splash backs while a butler sink is set within the work tops while leaving space for a gas range style oven and hob adjacent. A small opening houses the gas boiler while the utility space is found just behind this, with additional floor to ceiling storage, plumbing for the washing machine and space for tumble dryer and fridge. The two piece cloakroom is the final space on the ground floor, with tiled flooring, window onto the rear garden and radiator mounted on the exterior wall. The larger of the two bedrooms is found to the right of the central landing of the first floor, with wooden floor boards under foot, built in storage cupboard and tall uPVC double glazed sash window to the front. This generous double bedroom allows additional floor space for storage and soft



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furnishings. The second bedroom, another good sized double room, is found to the left also with wooden flooring, storage cupboard over the stairs and window overlooking the rear garden. What was previously the third bedroom has been converted to make a well-proportioned family bathroom with tiled flooring, part tiled surround and shower over the bath with a wall mounted heated towel rail.

THE GREAT OUTDOORS

Stepping down a couple smaller steps with a hand rail you are immediately found on the flag stone patio area leading you passed the property and towards the rear garden. This space is predominantly laid to lawn with planting borders ideal for vegetables or flowers, with a timber shed and smaller patio at the very rear of this fully enclosed space.

OUT & ABOUT

Located in the heart of Norwich City Centre this property provides 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 1TU

What3Words : ///loved.hopes.spirit

VIRTUAL TOUR

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

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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area[™]

845.1 ft²
78.51 m²

Reduced headroom

14.63 ft²
1.36 m²

