

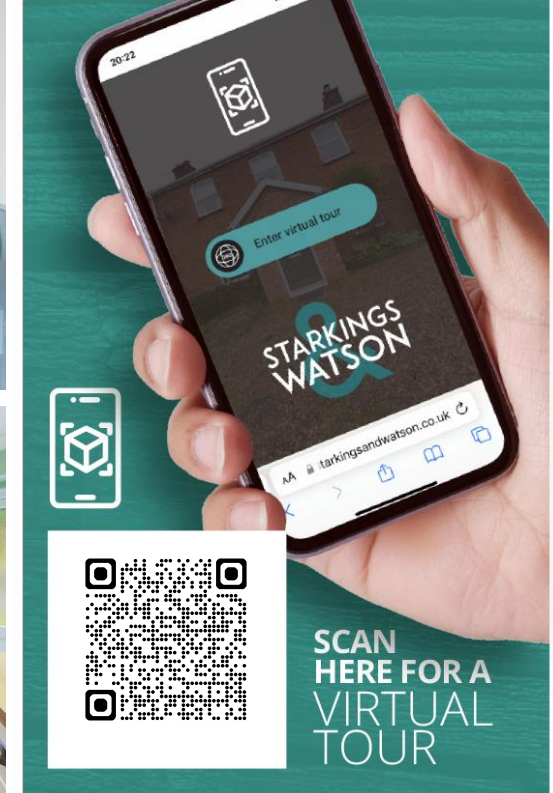
KIRKPATRICK ROAD

Norwich NR3 2QX

Freehold | Energy Efficiency Rating : C

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- Mid-Terrace Home
- Excellent Decorative Order
- 15' Dual Aspect Sitting Room
- Bright Kitchen leading to WC & Garden
- Ground Floor Shower Room
- Three Double Bedrooms
- Large Rear Garden & Off Road Parking
- External Home Office/Gym

IN SUMMARY

This TERRACED HOME is pleasantly situated a short walk from all amenities and offering a versatile space both internally and externally. Having had a FULL RECENT REDECORATE and refit to each room, the property boasts a DUAL ASPECT SITTING ROOM, next to a fitted kitchen with INTEGRATED APPLIANCES leading to a W.C and ground floor SHOWER ROOM. The first floor gives way to THREE DOUBLE BEDROOMS, with the smaller making an ideal STUDY or NURSERY if desired. Externally, a long and FULLY ENCLOSED rear garden complete with a bespoke built and FULLY INSULATED external HOME OFFICE/GYM space while the front of the property has been altered to offer OFF ROAD PARKING.

SETTING THE SCENE

Behind a large grass verge which residents typically use for additional parking the property can be found beyond the intersecting footpath leading you to a newly laid shingle driveway suitable for further vehicular parking. A pathway leads you towards the front door with gentle step up into the property.

THE GRAND TOUR

Stepping into the central landing all rooms within the ground floor of the property can be accessed from here while initially turning to your right is a sizable under the stair storage cupboard. Turning to your left is a fantastic dual aspect sitting room with attractive decorative panelling adorning the walls, exposed red brick fireplace with wooden mantle above. This room has all carpeted flooring underfoot and underfloor heating with ample floor space for a choice of soft furnishings. Heading back through the central hallway laid with wooden flooring underfoot, you will next walk into the kitchen which has an array of wall and base mounted storage with tiled splash back and surround. This room benefits from a built in eye level oven with separate gas hob and extraction above. The space has been cleverly curated to offer a range of wall and base mounted storage with inset ceramic sink overlooking the rear garden. Through from here, a rear door can be found allowing access into the rear garden and ground floor WC with part tiled surround, frosted glass window and vanity storage. To the end of the hallway, the newly fitted shower room can be found with tiled flooring and all tiled surround. The walk in shower fits across the width of the back wall with additional vanity storage below the sink. The first floor landing gives access to all three double bedrooms, the smaller of which occupies a front facing aspect currently used as an additional storage room, this space has a large uPVC double glazed window to the front with radiator below and carpeted flooring. The second bedroom is also found on this side of the property currently used as the main



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bedroom. This space has large wardrobes fitted across the rear wall with large double glazed window over the rear garden and carpeted flooring underfoot. The larger of the three bedrooms can be found to your right again with carpeted flooring underfoot, double glazed window into the rear garden with radiator below and built in over the stair storage space offering you a third generously sized double room.

THE GREAT OUTDOORS

The rear garden stretches back, fully enclosed with timber fencing to both sides and the rear predominantly offering a lawn garden space with planting sections tucked behind low level picket style fencing. At the rear of the garden is a large insulated and bespoke built external office area complete with cabled power and internet currently utilized as a home gym and storage space. This versatile room can be utilized to almost any need to suit the new occupants.

OUT & ABOUT

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 cul-de-sac, a wealth of local amenities can be found on the doorstep 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

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What3Words : ///modern.look.emerge

VIRTUAL YOUR

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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
717.2 ft²
66.63 m²

