

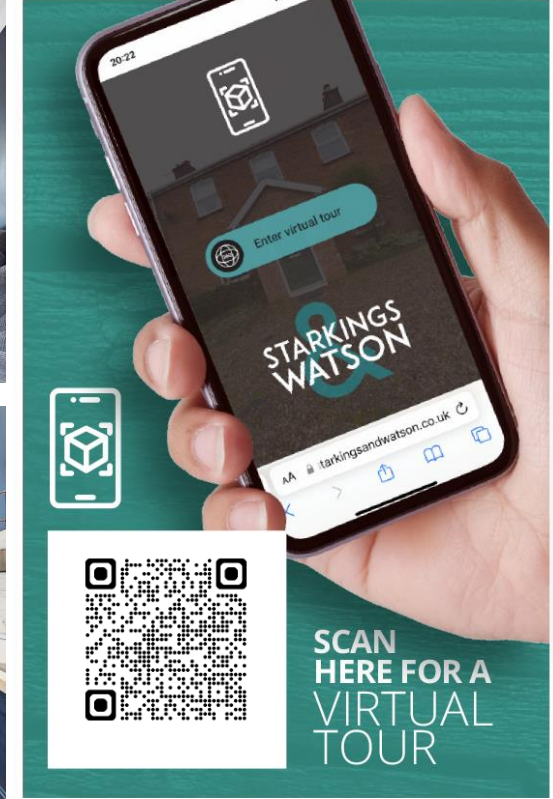
COLINDEEP LANE

Norwich NR7 8EG

Freehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



The Property
Ombudsman

For our full list of available properties, or
for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



**STARKINGS
&
WATSON**

- Detached Chalet Home
- Fully Renovated & No Expense Spared
- 19' Dual Aspect Sitting Room
- Kitchen with Integrated Appliances
- Shower Room & Family Bathroom
- Five Bedrooms over Two Floors
- Landscaped Rear Garden
- Off Road Parking & Garage

IN SUMMARY

Offered in STUNNING CONDITION both internally and externally, this modernised DETACHED CHALET STYLE HOME has been lovingly refurbished with all HIGH QUALITY fixtures and fittings, including all hardwood flooring on the ground floor and OAK internal doors throughout. The ground floor offers a 19' dual aspect SITTING ROOM with a media wall and sleek access door into the LAUNDRY/UTILITY ROOM, and garage. A fitted kitchen with AEG INTEGRATED APPLIANCES can be found backing into the rear garden next to a ground floor SHOWER ROOM next to THREE BEDROOMS. A further TWO DOUBLE BEDROOMS occupy the first floor with eaves storage and a stunning FOUR PIECE FAMILY BATHROOM between both. The PRIVATE rear garden has been carefully LANDSCAPED by the current owners while ample OFF ROAD PARKING can be found to the front.

SETTING THE SCENE

The property is accessed via an entrance through the brick walls leading to a concrete driveway suitable for multiple vehicle parking with a shingle garden space just beyond and access directly into the garage with electric roller door to the front.

THE GRAND TOUR

As you enter the property, you are first met with a slightly widened hallway complete with porch style access and useful coat storage to your right leading onto the solid wood flooring which adorns the space on the ground floor. Stepping through one of the many oak internal doors to your right, you will find yourself within the dual aspect sitting room offering a media wall with fireplace below. The large uPVC double glazed window to the front has fitted blinds, whilst the rear of the space has sliding doors into a rear garden decking seating area. An access door to the rear of the room has been hidden and built into the panelling on the wall and grants seamless access into the laundry room complete with additional storage spaces and plumbing for a washing machine. The garage and rear garden can also be accessed from this space. The centre of the property offers space for the immaculately designed kitchen complete with tiled splash backs and a multitude of wall and base level storage units. This space is also fitted with an array of integrated appliances such as dual ovens and microwave, fridge/freezer, dishwasher, induction hob and inset ceramic sink. Towards the end of the hallway is a walk in shower room with a fully tiled surround and corner shower unit plus a frosted glass window into the rear garden. The first of the three bedrooms located on the ground floor has the same solid wood flooring underfoot and is currently serving as a dressing room and study. This space could easily be utilized for the same use or turned into a fifth bedroom with a rear facing aspect. Two further bedrooms are found on the ground floor, both with front facing aspects. The larger of the rooms will comfortably fit a double bed and additional storage units, while the smaller of the two is the ideal single bedroom with space for additional



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



storage. Heading towards the first floor landing where you can access both of the double bedrooms and family bathroom, there is an additional storage cupboard accessed from here. Standing at the top of the stairs and turning right is the first of the two double bedrooms with wall to wall built in storage wardrobes and a vaulted ceiling housing a large Velux window allowing this room to bask in natural light. Sitting adjacent is the larger second bedroom with built in wardrobes and additional storage units set around carpeted flooring with a similarly sized Velux window set upon the vaulted ceiling. In between both bedrooms is a four piece family bathroom with a walk in shower unit and separate bath, wall mounted radiator and Velux window, all immaculately presented with a fully tiled surround.

THE GREAT OUTDOORS

Externally, the rear garden has been carefully landscaped to initially offer a wooden decking space at the rear of the home, leading onto a lawned garden with mature tree borders and patio seating area ideal for enjoying the warmer months, with a raised pond nestled in the corner.

OUT & ABOUT

You will find Sprowston to the north of the Cathedral City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

FIND US

Postcode : NR7 8EG

What3Words : ///warm.splice.codes

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:



For our full list of available properties, or for a **FREE INSTANT** online valuation visit

starkingsandwatson.co.uk

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.

Reduced headroom
Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area¹⁸

1479.61 ft²
137.46 m²

Reduced headroom

54.47 ft²
5.06 m²

