



Marlborough Road, Norwich - NR3 4PL



Marlborough Road

Norwich

Situated just a short walk from Norwich city centre, this MID-TERRACE home is presented in flawless condition by the current owners benefitting from multiple UPGRADES and ADDITIONS and high quality fixtures and fittings. The front of the home offers a naturally well-lit SITTING ROOM leading you into a newly fitted KITCHEN/DINING ROOM with an array of storage whilst another new addition comes in the form of a MODERN and tastefully updated SHOWER ROOM. The first floor landing splits to allow access to THREE BEDROOMS, all with uPVC double glazed windows while externally, the rear garden is bisected initially but reaches back to offer a well maintained private space with raised patio seating area and brick storage shed.

Council Tax band: A

Tenure: Freehold

- Mid-Terrace House
- Immaculate Décor Throughout
- Newly Fitted Kitchen & Bathroom
- Separate Naturally Well-Lit Sitting Room
- Three Bedrooms
- Tiered Garden With External Brick Storage
- Short Walk To All Amenities & City Centre
- Ideal First Time Buy or Investment
- Full Height Iron Gate Alleyway For Access To The Rear Garden

Within a 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.

SETTING THE SCENE

The property can be found set back from the street behind a newly erected red brick wall with iron fence and gate, swinging to open through Victorian mosaic style steps towards a newly fitted secure uPVC front door. A low maintenance shingle planting garden sits to the left with a newly fitted fence separating from the property next door.



THE GRAND TOUR

Once inside you are met with a tasteful yet neutral décor and Kahrs engineered oak wood flooring laid underfoot with the sitting room initially greeting you offering ample room for a formal sitting room suite with feature fireplace containing wooden mantelpiece and Honister Slate hearth below. Beyond the stairs for the first floor is a newly installed kitchen with all tiled splashbacks and Amtico vinyl tiled flooring. This space offers a bright and airy feel with a wide range of wall and base mounted storage units giving way to freestanding appliances including an oven and hob with extraction above, fridge/freezer and plumbing for a washing machine. The floor space allows for a dining room table whilst folding pocket door takes you to an under stair storage space. Through from the kitchen is a second hallway containing an airing cupboard complete with storage space and immersion heater. Also a secure uPVC door taking you directly into the back yard and then into the rear garden. An immaculate brand new fitted shower room sits at the very end of the home with fully tiled surround and flooring in glazed porcelain tiles, featuring a walk in shower with sliding glass door, ample vanity storage, tall modern heated towel rail and electric underfloor heating. The first floor landing splits in two directions to offer you access to all three of the bedrooms within the property. To your left is a double room complete with Kahrs engineered oak wood flooring underfoot. This space is currently used as a dressing room, presently housing tall floor to ceiling wardrobes with built in storage over the stairs giving access to a loft hatch. This would make the ideal double bedroom. A similarly sized slightly larger room sits to the right with the same Kahrs engineered oak wood flooring running underfoot and immaculate décor, housing a newly installed large uPVC double glazed window with direct views into the garden. The smaller third bedroom sits just off from this space, currently used as a study but would make the ideal single bedroom or nursery if desired.

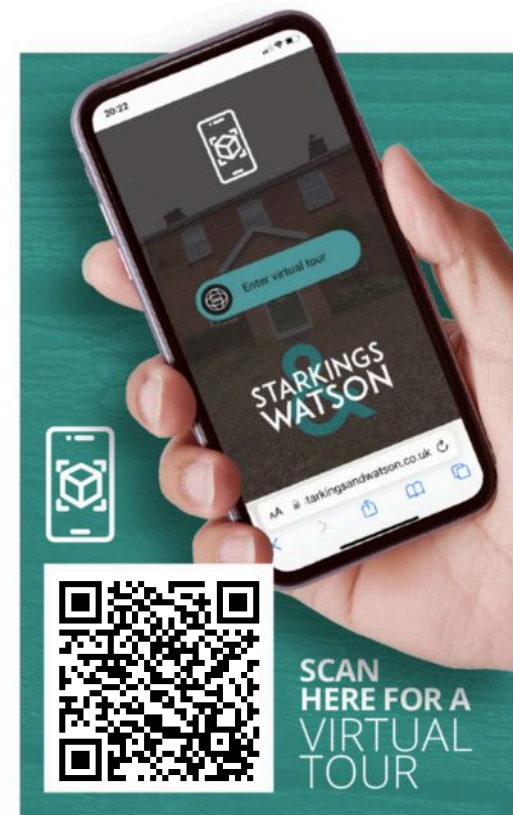
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

As you step outside you encounter Click-Deck Composite Decking and you'll note the newly fitted EDPM Rubber flat roof on the extension. The rear garden has been lovingly maintained by the current owners with gentle steps taking you up to a predominantly lawn space complete with colourful planting borders. A raised flagstone patio seating area sits at the very rear, perfectly positioned to make the most of the summer sunshine, with the addition of a timber and brick shed at the very rear for all your additional storage needs.

On street

Permit

1 Parking Space





Ground Floor



Floor 1

Approximate total area⁽¹⁾

606.77 ft²

56.37 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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