



Cutters Row, Norwich - NR3 2AH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Cutters Row

Norwich, NR3 2AH

FULLY RENOVATED and FURNISHED to a high standard, this striking home offers a FANTASTIC MODERN FEEL with a hall entrance leading to a 16' SITTING ROOM. The KITCHEN is NEWLY FITTED and includes a fridge freezer and washing machine, with a tumble dryer outside, and an adjacent CLOAKROOM. Upstairs, TWO BEDROOMS lead off the landing, along with the FAMILY BATHROOM which includes a SHOWER over the bath. The top floor offers TWO FURTHER DOUBLE BEDROOMS including one with built-in STORAGE and an EN SUITE. The rear GARDEN is landscaped and LOW MAINTENANCE, with allocated parking to the rear.



Council Tax band: C

Tenure: Freehold

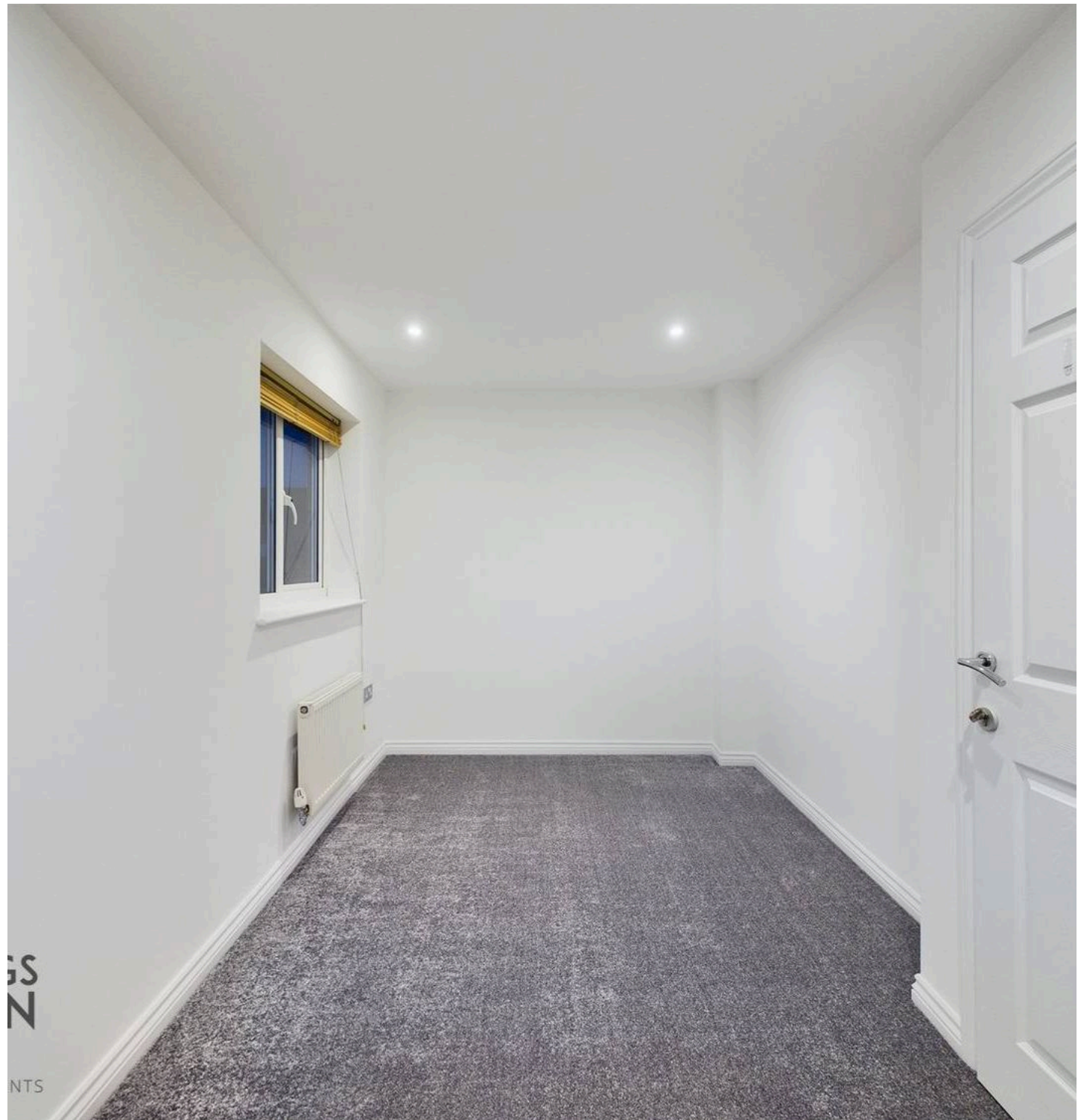
EPC Energy Efficiency Rating: C

- Modern Mid-Terrace Townhouse
- Popular NR3 Residential Location
- Newly Renovated & Refurbished
- Hall Entrance & Ground Floor Cloakroom
- 16' Sitting Room
- Newly Fitted Kitchen with Appliances
- Four Bedrooms
- Allocated Parking & Low Maintenance Garden

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 road, 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

Located on a pedestrian footpath, the property is nicely tucked away but remains easy to access on foot, or by car with the parking located in a communal car park to the rear. A low maintenance hedged and shingled frontage leads to the front door.



THE GRAND TOUR

With wood effect flooring running through the ground floor, this versatile and easy to maintain property offers a hall entrance with stairs leading up, the main sitting room with a useful under stairs storage recess and a front facing window, along with the newly fitted kitchen. With a contemporary look and feel, the kitchen offers an inset electric ceramic hob and built-in electric oven with matching up-stands and tiled splash backs. Striking square edged work surfaces complete the look, with a built-in fridge freezer and washing machine. A door leads to the rear garden, and to the useful ground floor cloakroom.

Heading upstairs, the first floor offers two bedrooms and the family bathroom. With matt black finishes and a shower over the bath, this fully tiled room is a great contemporary addition. The top floor offers two further bedrooms, one with built-in storage, and an en-suite which includes a twin head rainfall shower - again in matt black.

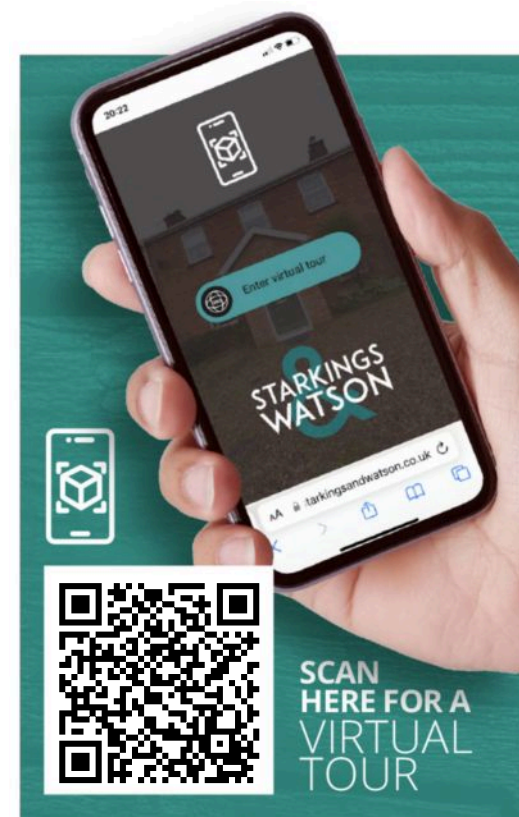
FIND US

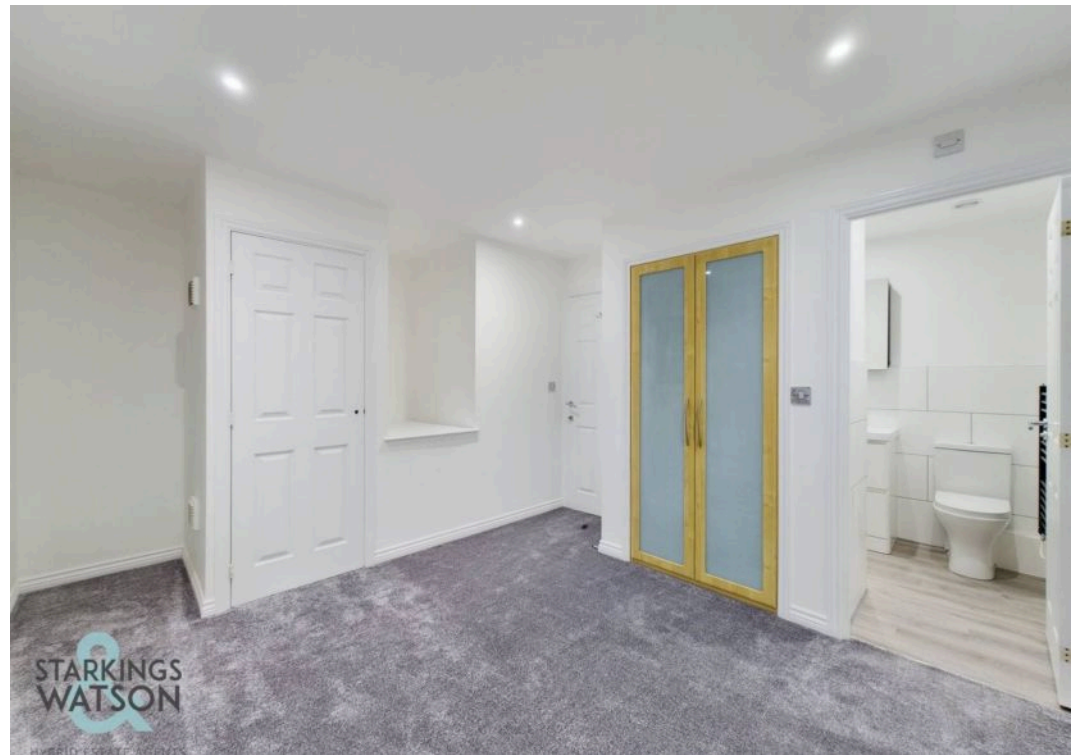
Postcode : NR3 2AH

What3Words : ///fades.faces.spirit

VIRTUAL TOUR

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







THE GREAT OUTDOORS

With an enclosed garden, a series of shingled, paved and timber decked areas can be found, all for ease of maintenance. A variety of planting can be found, with a useful timber shed, and rear gated access to the allocated parking space.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

895.45 ft²

83.19 m²

Reduced headroom

10.65 ft²

0.99 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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