



St. Margarets Drive, Norwich - NR7 8DA





## St. Margarets Drive

Norwich, NR7 8DA

NO CHAIN! This immaculately presented ONE BEDROOM HOUSE located in a quiet CUL-DE-SAC offers the perfect opportunity for a FIRST TIME BUYER or as a BUY-TO-LET, in great decorative order throughout. Benefitting from DRIVEWAY PARKING and LOW MAINTENANCE GARDENS, the property is close to a range of LOCAL AMENITIES with good links to NORWICH CITY CENTRE. Internally, the FAMILY BATHROOM can be found from the entrance with a three piece suite, further the 18' open plan KITCHEN/SITTING ROOM has a high ceiling with plenty of natural light, whilst a staircase rises to the first floor mezzanine MAIN BEDROOM.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

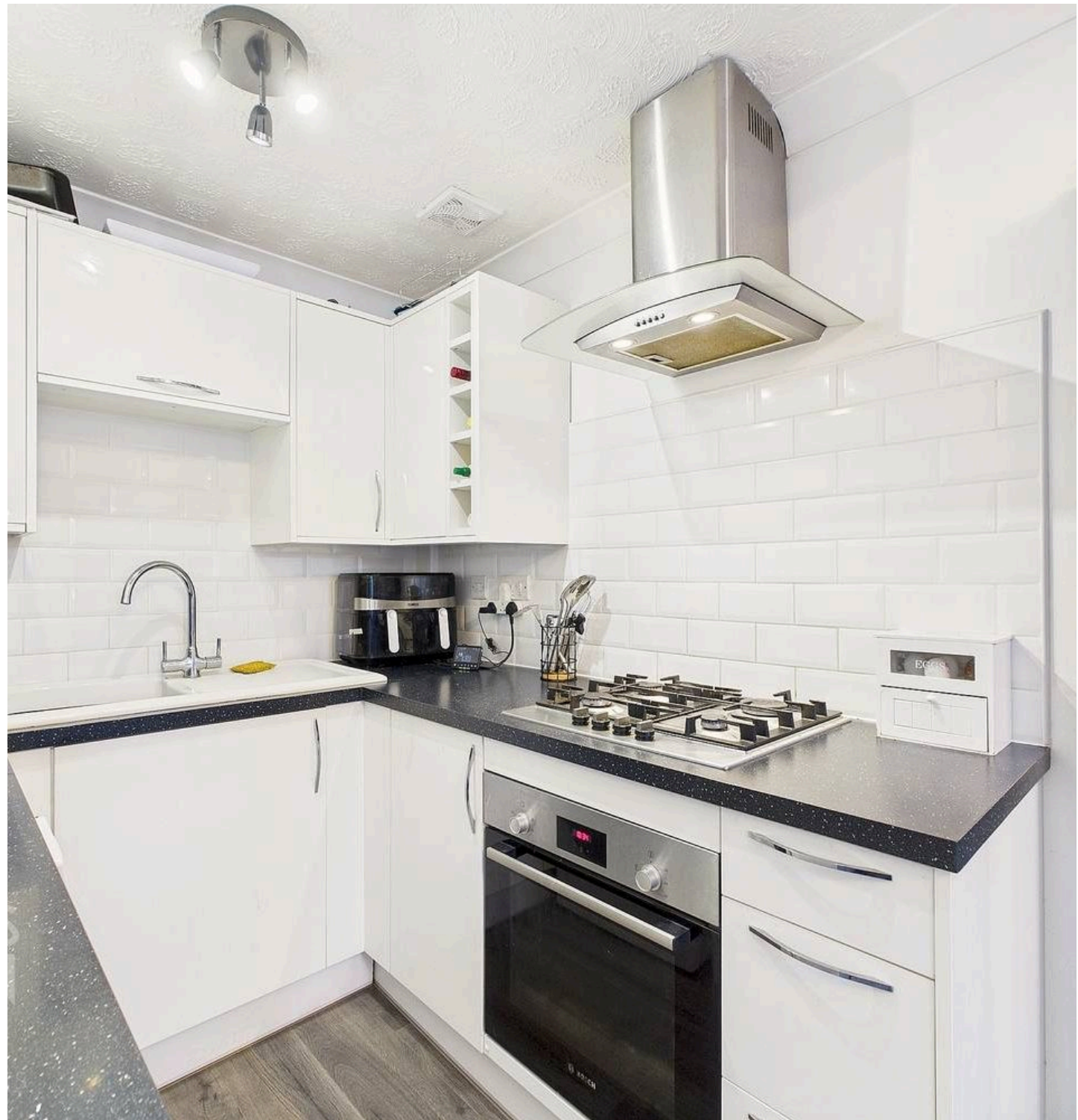


- No Chain!
- One Bedroom Semi-Detached House
- Ideal For First Time Buyers
- 18' Open Plan Kitchen/Sitting Room
- Driveway Parking
- Popular NR7 Location
- Low Maintenance Enclosed Garden
- Cul-De-Sac Location

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.

#### SETTING THE SCENE

The Property is approached at the end of this quiet cul-de-sac with driveway parking and patio walkway leading up a shallow step into the main entrance.



## THE GRAND TOUR

Upon entering the property, a recessed area to the right provides dedicated storage for coats and shoes. To the left, the bathroom features wood flooring and a three-piece suite, including a shower over the bath with white tiled splashbacks. Progressing through the property, the U-shaped kitchen is well-appointed with a range of white gloss wall and floor base storage units, complemented by dark grey work surfaces and tiled splashbacks. Integrated oven, hob, and extractor appliances are included, with further space allocated for additional white goods. The sitting room offers dark wood-effect flooring, a contemporary designer radiator and uPVC double-glazed windows overlooking the property's frontage. Convenient understairs storage is provided by two generously sized cupboards.

Ascending the carpeted stairway to the mezzanine bedroom, grey painted wood banisters continue the aesthetic from the staircase. The room benefits from abundant natural light, courtesy of a large Velux window and features a further designer radiator. A dark wood-clad rear wall provides a contemporary accent, contrasting with the surrounding white walls, and loft access is available above.

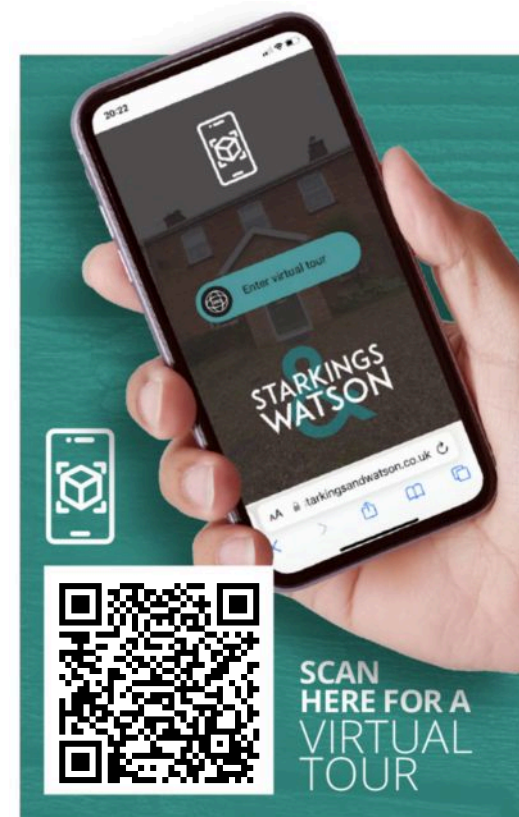
## FIND US

Postcode : NR7 8DA

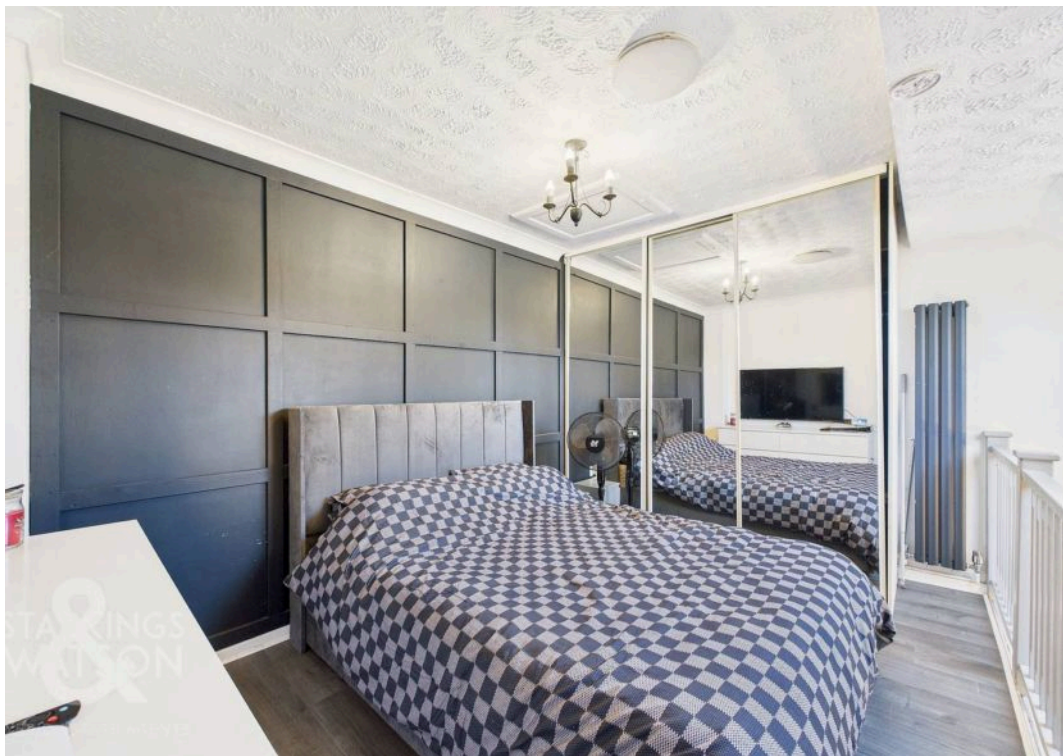
What3Words : ///urban.insert.handy

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The properties frontage includes driveway parking for two vehicles with plenty of further parking in the immediate vicinity. To the side of the property, dark grey painted wooden fencing encloses the garden, predominantly laid to synthetic grass, this low maintenance garden also offers a patio with ample space for outdoor furniture. Adjacent to the main entrance is an outdoor storage cupboard.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

354.45 ft<sup>2</sup>

32.93 m<sup>2</sup>

(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**





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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.