



Borrowdale Drive, Norwich - NR1 4NS



Borrowdale Drive

Norwich

Set back from this popular street on the edge of Norwich city centre with AMPLE OFF ROAD PARKING and a CARPORT to the front of this SEMI-DETACHED HOME with tasteful and modern décor throughout. Internally, the attractive space offers a BAY FRONTED sitting room with open KITCHEN/DINING AREA with INTEGRATED APPLIANCES sat at the rear of the home next to the newly decorated WC. THREE BEDROOMS can be found off the central first floor landing, two of which have BUILT IN WARDROBES all having use of the modern FOUR PIECE FAMILY BATHROOM. Externally, a well maintained rear garden can be found with patio seating area and lawn space ideal to enjoy with family and friends complimented by raised planting beds with a workshop found at the very rear.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Semi-Detached House
- Modern & Welcoming Décor Throughout
- Open Kitchen & Dining Area With Integrated Appliances
- Bay Fronted Sitting Room With Built In Storage
- Three Bedrooms
- Updated Four Piece Bathroom & WC
- Well Maintained Garden With Workshop
- Ample Off Road Parking With Carport

Located just outside the Norwich City Centre this property offers an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

The property can be found set back from the street where a low level brick wall gives way to a shale frontage with a flagstone driveway sat to the left hand side creating parking for multiple vehicles where a carport extends out from the home with timber gates allowing privacy and access to the rear garden. Colourful trees and borders to the front of the home add vibrancy with a tiled and pitched awning sat above the front door.



THE GRAND TOUR

Once inside, a central lobby laid with all wooden effect flooring will initially greet you with immaculate décor and stairs for the first floor directly ahead. Turning to your right, the open sitting room can be found with a large uPVC double glazed bay window to the front of the home and conventional layout conducive to a choice of potential layouts of soft furnishings with natural light flooding the room creating a bright and airy space. Towards the end of the hallway is a handy built in storage cupboard where the wall mounted boiler can be found sat next to a ground floor WC modernized and recently decorated with frosted glass window to the rear and heated towel rail mounted on the wall. An open kitchen/dining room sits at the very rear of the home backing into the rear garden with large sliding uPVC double glazed door allowing the room to be flooded with natural light where a wide range of wall and base mounted storage units can be found currently housing integrated appliances which include dual eye level ovens, microwave, hob with extraction above and plumbing for a dishwasher. The kitchen work surfaces extend from wall to wall at the back of the room where an open floor space leaves room for a dining or breakfast table looking into the rear garden.

The first floor landing splits down access into all three bedrooms within the property as well as the recently and tastefully modernized four piece family bathroom suite with predominantly tiled surround featuring a corner shower unit, vanity storage and matte black wall mounted heated towel rail. The smaller of the bedrooms comes towards the front of the home tastefully decorated and used as a nursery, this space could easily accommodate a single bed or office space with handy built in storage mounted over the stairs. The larger of the bedrooms sits just next door, a well proportioned double bedroom with tree lined views out of the front of the home. This space benefits from two built in wardrobes and an open carpeted floor space.

The second double bedroom sits at the very rear of the home with views into the garden, this space too has carpeted flooring with a radiator mounted below the uPVC double glazed window.

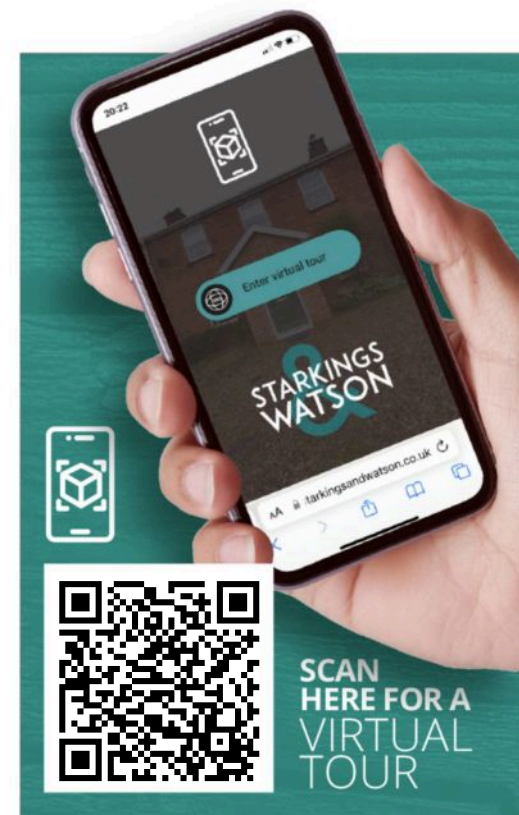
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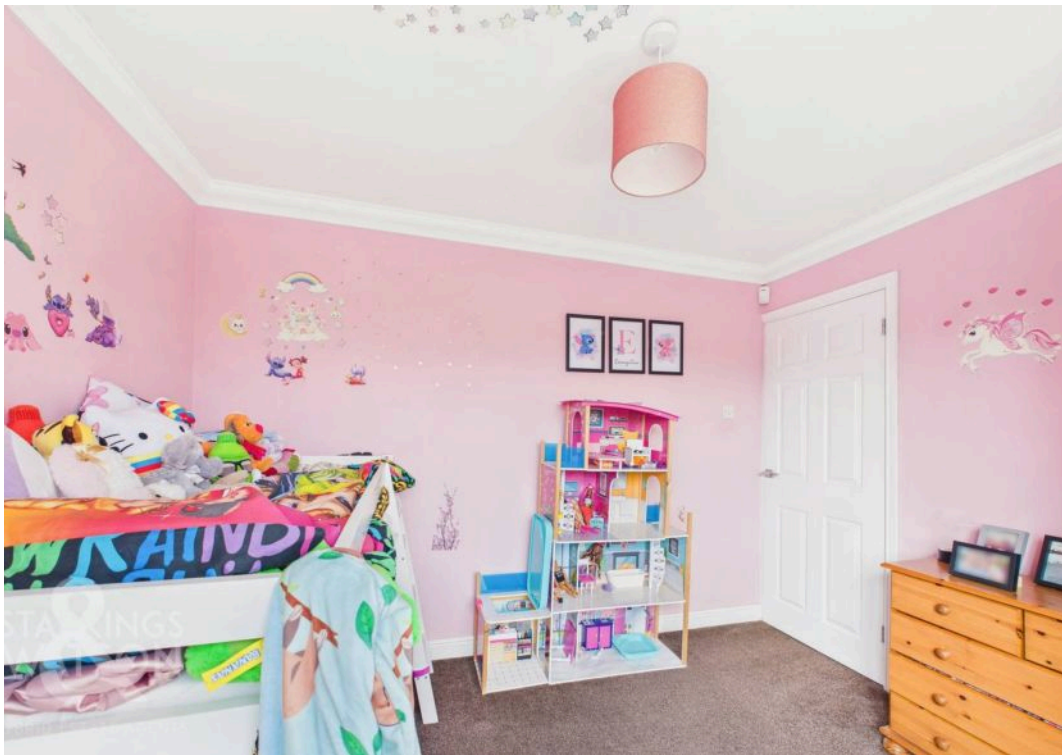
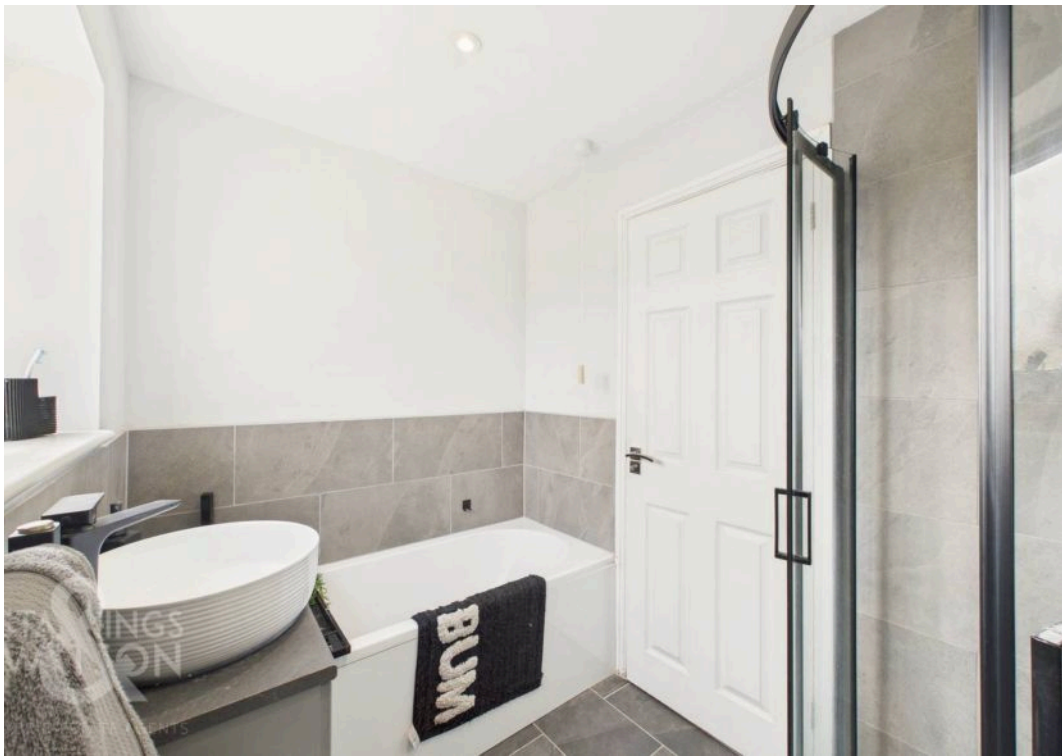
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VIRTUAL TOUR

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



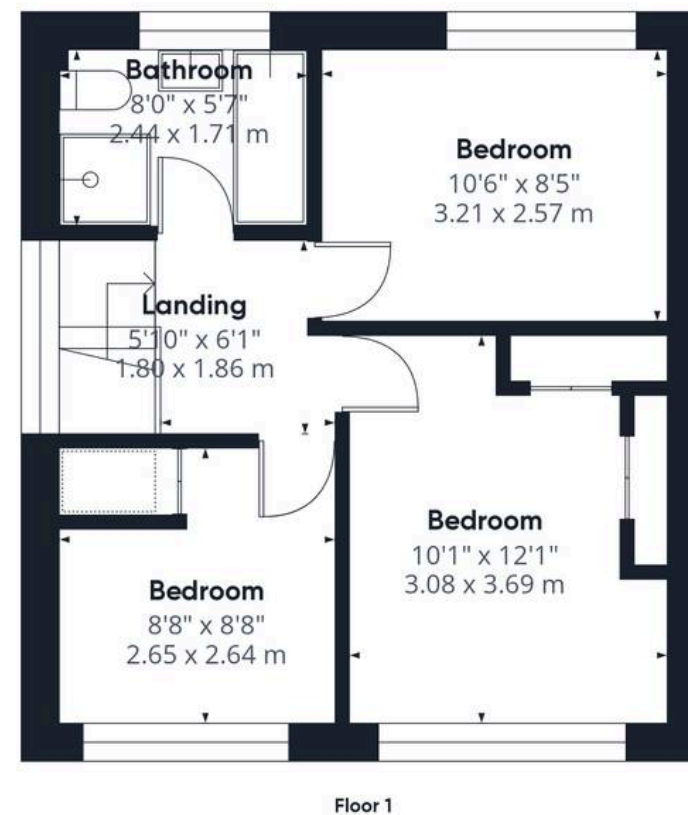
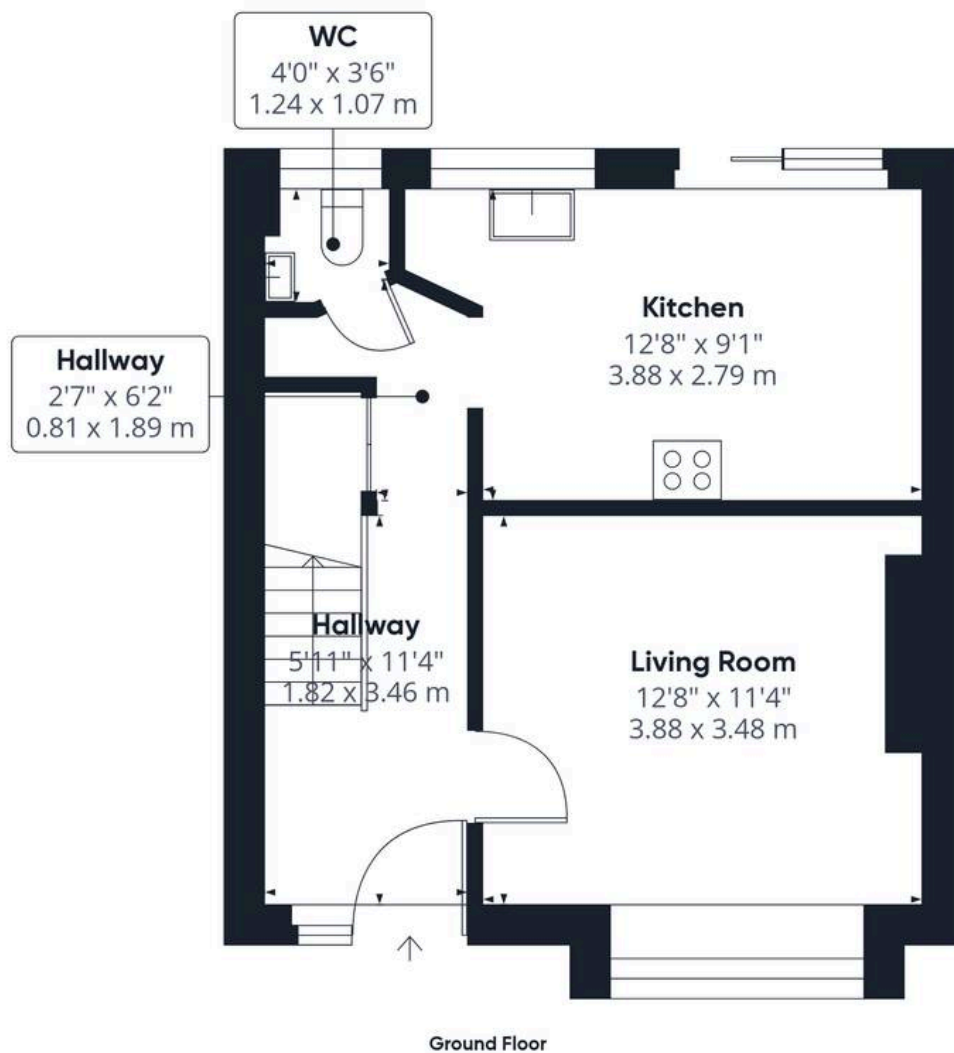




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with timber fencing where initially exiting a flagstone patio seating area will greet you, giving way to an open lawn space with raised planting borders at the very rear. The flagstone driveway continues from the front of the home through the carport and to the very rear where a slight incline will take you up towards a raised shingle area where a bespoke built timber workshop can be found with full power running to the area.





Approximate total area⁽¹⁾

758.32 ft²

70.45 m²

(1) Excluding balconies and terraces

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.

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