



Barclay Road, Norwich - NR7 9QA



Barclay Road

Norwich

Situated in the popular HEARTSEASE area, this MID-TERRACE home offers THREE BEDROOM, making an ideal FIRST-TIME BUY. The property boasts DRIVEWAY PARKING and an ENCLOSED REAR GARDEN, just a short distance from NORWICH CITY CENTRE and the NDR, whilst being within walking distance to a range of LOCAL AMENITIES. Stepping inside, a welcoming HALL ENTRANCE opens to the 19' dual aspect SITTING ROOM, ground floor also offering a 19' OPEN PLAN KITCHEN/DINING room, presented in superb condition, also enjoying a dual aspect. Heading upstairs, THREE BEDROOMS are found from the landing with a split W.C and FAMILY BATHROOM. Outside, the ENCLOSED REAR GARDEN offers two patio areas creating a great social space to enjoy the summer months.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Ideal First Time Buy
- Close to Norwich City Centre & NDR
- Walking Distance to Amenities
- 19' Dual Aspect Sitting Room
- 19' Open Plan Kitchen/ Dining Room
- Three Bedrooms
- Enclosed Rear Garden
- Driveway Parking

Heartsease is located within the popular postcode of NR7, between Thorpe St. Andrew and Sprowston. Located to the North East of Norwich, excellent transport and bus links lead to Norwich, and the A47. Schooling for all ages, along with a wealth of local amenities, can all be found within walking distance.

SETTING THE SCENE

The property is found, set back from the road opening to a brick weave patio and shingle driveway bordered with brick walls, a shallow step leads up the main entrance.



THE GRAND TOUR

Entering the property, the hallway entrance offers laminate wood flooring underfoot with stairs to the first floor and integral storage cupboard beneath. To the right, the sitting room offers continued wood flooring and enjoys plenty of natural light from dual aspect uPVC double glazed windows. Heading through the hallway, you will find the open plan kitchen and dining space, also enjoying a dual aspect, the kitchen is well thought out with plenty of wall and floor base storage cupboards paired with wood effect worktops and further tiled splashback for ease of cleaning. uPVC windows overlook the rear garden, with a door adjacent offering access, plenty of under counter space can be found for white goods the other side of the room offers dining space with a front facing aspect.

The carpeted first flooring landing offers loft access above, with access to three bedrooms from the landing. The main bedroom enjoys a front facing aspect with wood laminate flooring and large integrated storage to the corner. Next door, the second bedroom offers generous fitted wardrobes, radiator and carpeted flooring. The third bedroom, currently used as a dressing room enjoys a front facing aspect with further integral storage space. Completing the accommodation, the family bathroom is split with a separate W.C in one side and two piece bathroom on the other side with shower over bath.

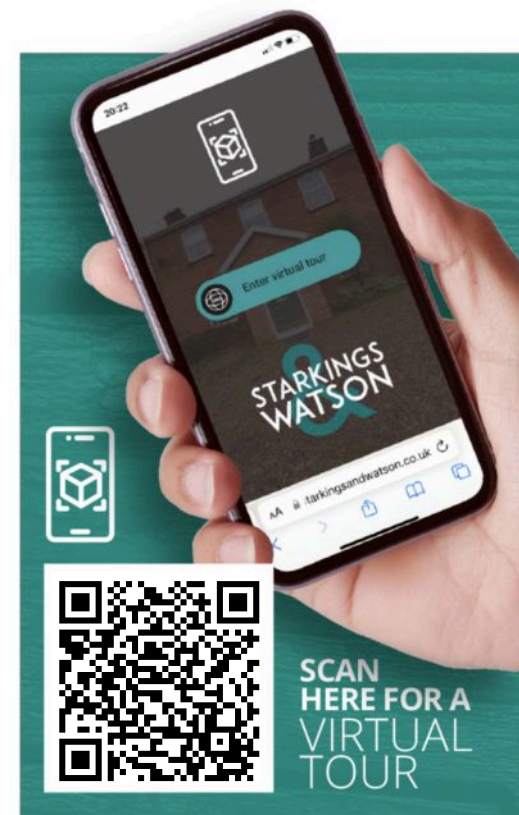
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VIRTUAL TOUR

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







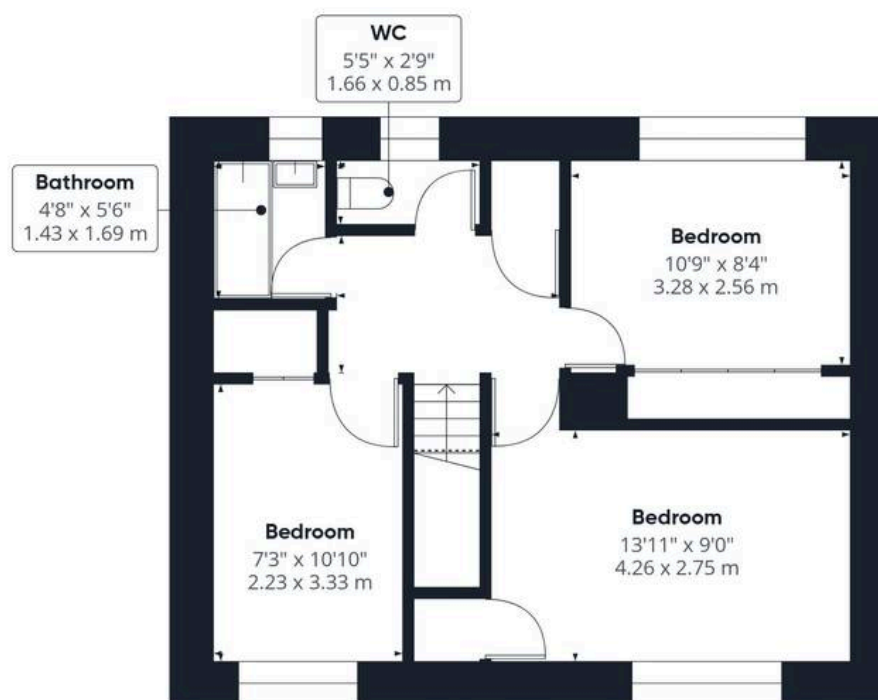
THE GREAT OUTDOORS

Stepping outside, you are immediately greeted by a generous decking space, with plenty of room for outdoor furniture making a great social space. Running the properties border, a shingle garden houses a variety of shrubbery. The majority of the garden is laid to a well maintained lawn. The end of the garden offers a patio space, with a large shed for useful storage and further outside seating.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

899 ft²

83.5 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



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