



Honey Close, Norwich - NR1 4LJ



Honey Close

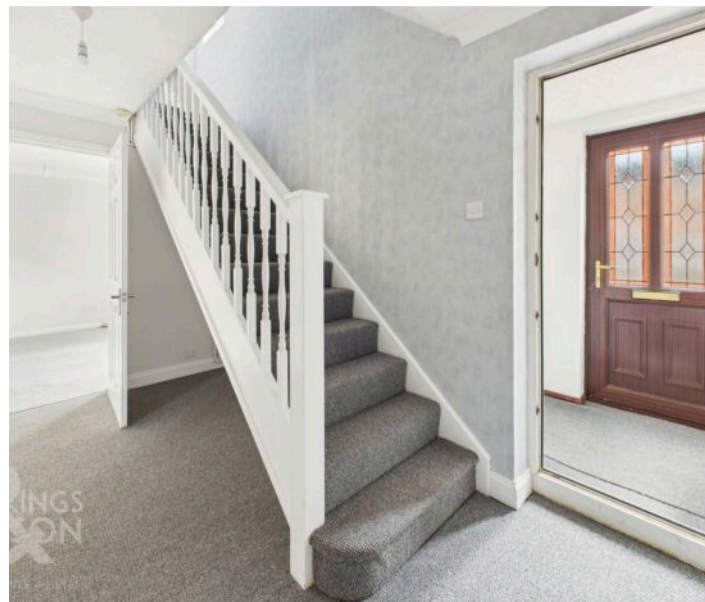
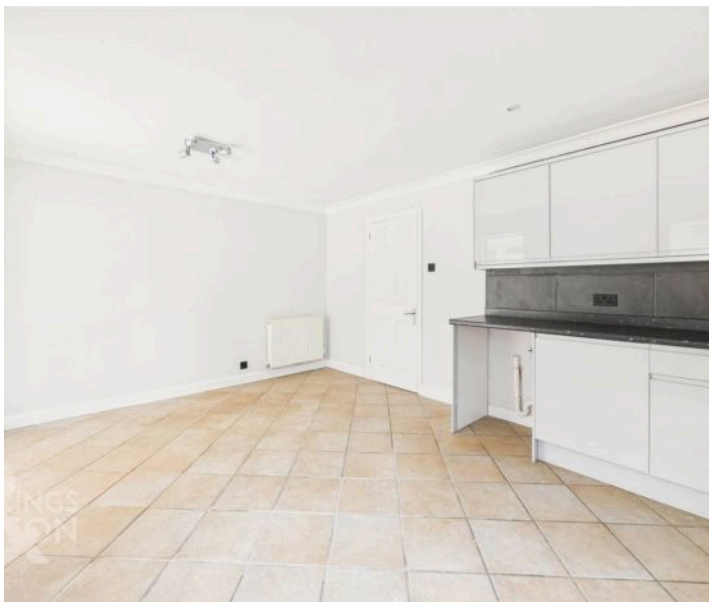
Norwich

NO CHAIN. Step inside to discover an interior that has been UPDATED & MODERNISED, spanning approximately 1031 sq. ft (stms) of accommodation. The space impresses with a PORCH and HALL ENTRANCE, featuring a convenient W.C. The 17' BAY FRONTED SITTING ROOM flows seamlessly into a CONSERVATORY, offering ample space for relaxation, with FRENCH DOORS to the garden. The 16' KITCHEN/BREAKFAST ROOM is a chef's dream, with an UPGRADED KITCHEN, with ample space for a DINING TABLE. Upstairs, a RE-FITTED FAMILY BATHROOM includes a large VANITY SINK and rainfall SHOWER over the bath, with THREE CARPETED BEDROOMS. The property also boasts enclosed GARDENS and an en bloc GARAGE, completing the picture of a comfortable and convenient lifestyle.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Updated & Modernised Interior
- Approx. 1031 Sq. ft (stms) of Accommodation
- Porch & Hall Entrance with W.C
- 17' Bay Fronted Sitting Room & Conservatory
- 16' Kitchen/Breakfast Room
- Three Bedrooms
- Enclosed Gardens & En Bloc Garage

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

Set back from the road and enclosed with a low level brick wall and gated front pathway. Steps lead into the main entrance door with a side access leading to the rear garden and the en bloc garage sitting at the end of the terrace row.



THE GRAND TOUR

Stepping inside, a porch entrance greets you with fitted carpet underfoot and window to side offering potential for coat and shoe storage, with a further door taking you to the hall entrance with stairs rising into the first floor landing. Storage sits below the stairs with doors leading off to the main living space and kitchen. A newly fitted ground floor W.C can be found to your left hand side with a white two piece suite including a hand wash basin with storage cupboard below and tiled splash-backs, and front facing window. The kitchen offers an updated range of wall and base level units in an L-shaped style with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven, with glass splash-back and an extractor fan above, whilst tiled flooring runs underfoot and space is provided for a fridge freezer and washing machine. Ample room is provided for a dining table with a door taking to the rear garden and siding door taking you to the conservatory beyond. Extending the living space, the conservatory offers windows to the side and rear with French doors leading out to the rear garden and tile flooring underfoot. A further set of sliding doors takes you to the sitting room which is also accessed from the hall entrance with a bay window to front and fitted carpet underfoot.

Heading upstairs, the carpeted landing includes a built-in storage cupboard and double built-in airing cupboard with doors taking you to the three bedrooms and family bathroom. All of the bedrooms face to the rear of the property with fitted carpet underfoot and uPVC double glazing. The family bathroom has been re-fitted to offer a white three piece suite including a low level W.C with hidden cistern, wide hand wash basin with built-in storage cupboard below and panelled bath with a thermostatically controlled twin head rainfall shower with auqaboard splash-backs and wood effect flooring underfoot.

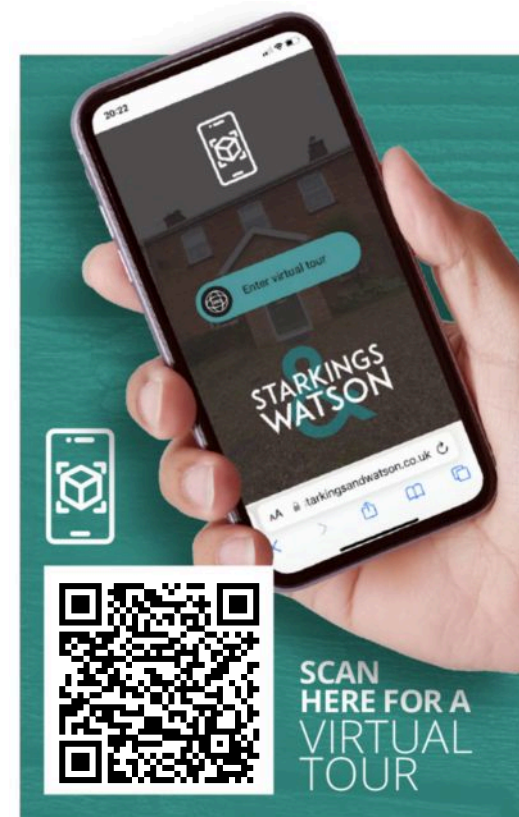
FIND US

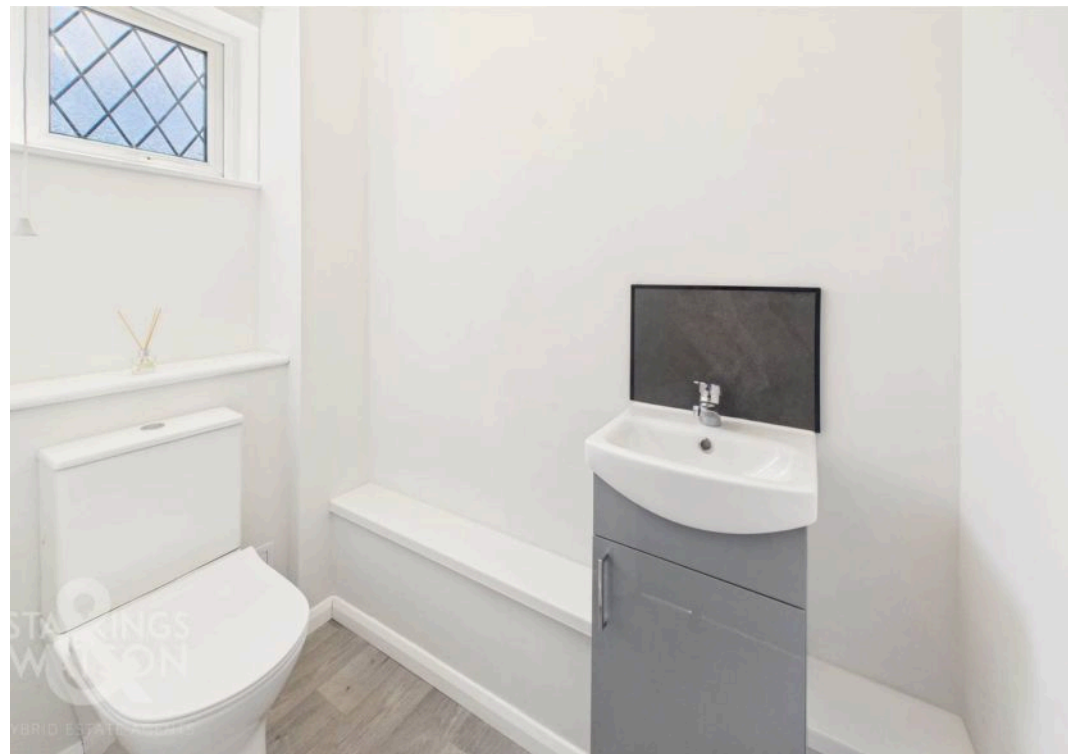
Postcode : NR1 4LJ

What3Words : ///caged.hardly.forced

VIRTUAL TOUR

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

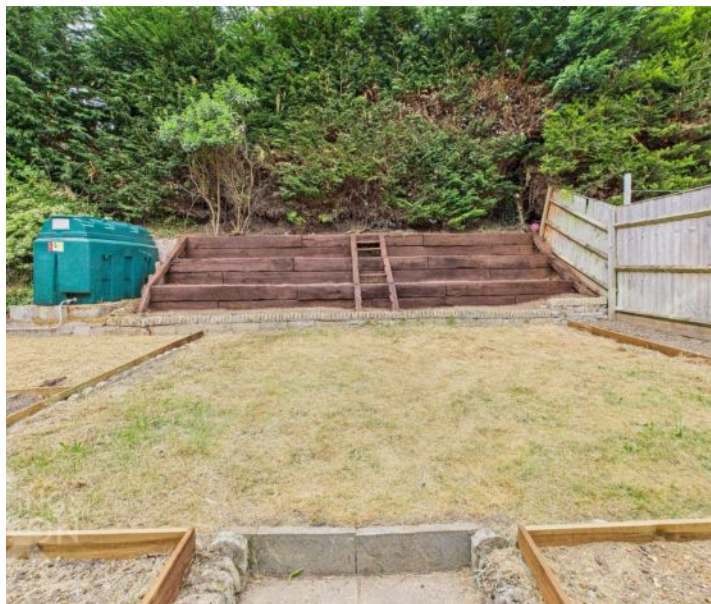


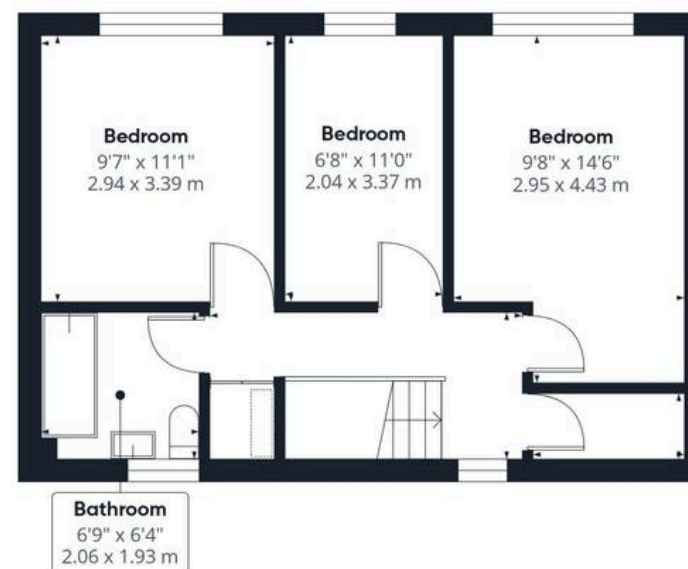
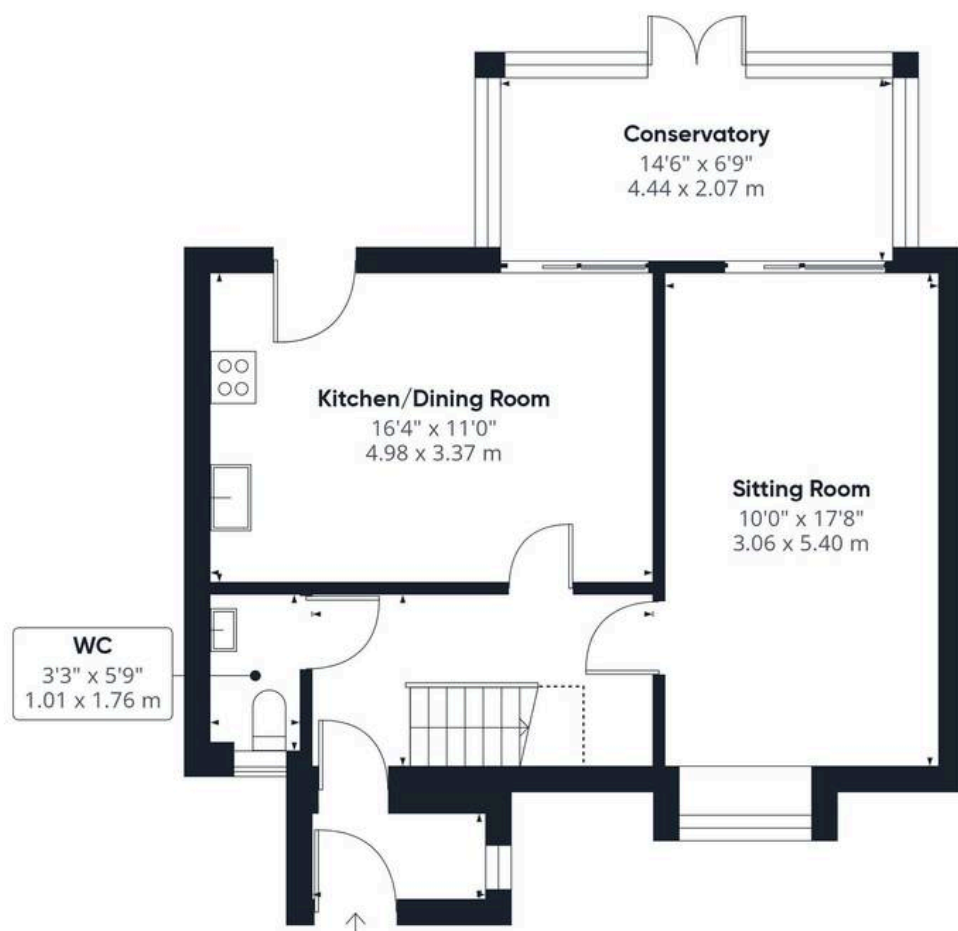




THE GREAT OUTDOORS

The terraced style garden offers steps to a raised lawned area with further steps leading up to various raised flower beds which are created with timber railway sleepers - creating a focal point at the far end of the garden. Enclosed with timber panel fencing and hedging to the rear, various shingled areas and flower beds have been created with timber edging, with a gated access to front and oil tank located to the left hand side of the garden. A brick built storage shed houses the oil fired central heating boiler, with an outside water supply. The en bloc garage offers an up and over door to front, located within the residence car park at the end of the terrace row.





Floor 1

Approximate total area⁽¹⁾

1031 ft²

95.9 m²

Reduced headroom

16 ft²

1.5 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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