



Doman Road, Norwich - NR1 3AW



Doman Road

Norwich

Located in a quiet CUL-DE-SAC setting, this charming MID-TERRACE HOUSE presents an ideal opportunity for FIRST-TIME BUYERS or those seeking a RENOVATION PROJECT. Stepping inside TWO RECEPTION ROOMS can be found from the main entrance, leading to the KITCHEN with a GROUND FLOOR W.C adjacent. Upstairs, TWO DOUBLE BEDROOMS can be found from the landing with the MAIN BEDROOM boasting a 13' ENSUITE BATHROOM. Stepping outside, the BISECTED REAR GARDEN is bursting with colour and is lovingly maintained. The home is within WALKING DISTANCE to the CITY CENTRE offering a wealth of amenities.

Council Tax band: B

Tenure: Freehold



- Mid-Terrace House
- Ideal First Time Buy or Renovation Project
- Cul-De-Sac Setting
- Two Reception Rooms
- Two Double Bedrooms
- 13' Ensuite Bathroom and ground floor W.C
- Beautifully Maintained Bisectioned Garden
- Walking Distance to the City Centre Offering a Wealth of Amenities

Located in the heart of Norwich City Centre to provide 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, with ample on street permit parking. The property offers a low maintenance frontage with a shingle and flagstone garden bordered by a well established hedged border. Half height brick wall offers a boundary with a Victorian style tiled walkway leading to the main entrance.

THE GRAND TOUR

Stepping inside, you are greeted with a light and bright sitting room enjoying plenty of natural light from front facing uPVC double glazed windows. Fitted carpets can be found throughout and continue to the dining room, with an open walkway leading through. In this room stairs rising to the first floor can be found to the corner, with ample space for formal dining and furniture, a feature fireplace provides a focal point.



Further to the kitchen, enjoying a dual aspect with access to the garden and a useful ground floor W.C. Laminate flooring can be found underfoot with the kitchen itself offering a range of wall and base storage cupboards and integral oven, hob and extractor with further space available for white goods.

Ascending the stairs to the carpeted first floor landing, two double rooms can be found from the landing. To the right, the second room offers fitted carpets, radiators and useful integral storage in the corner. To the left, the main bedroom enjoys a rear facing aspect with the same fitted carpets and radiator and leads to the generous 13' en-suite bathroom. With plenty of scope to remodel, a three piece bathroom is offered with a p-shaped bath with shower overhead and a glass splashback and a large storage cupboard in the corner.

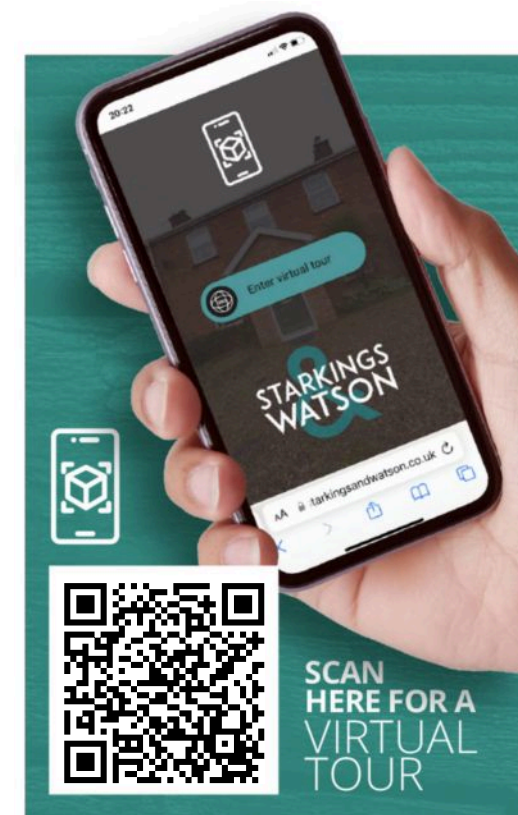
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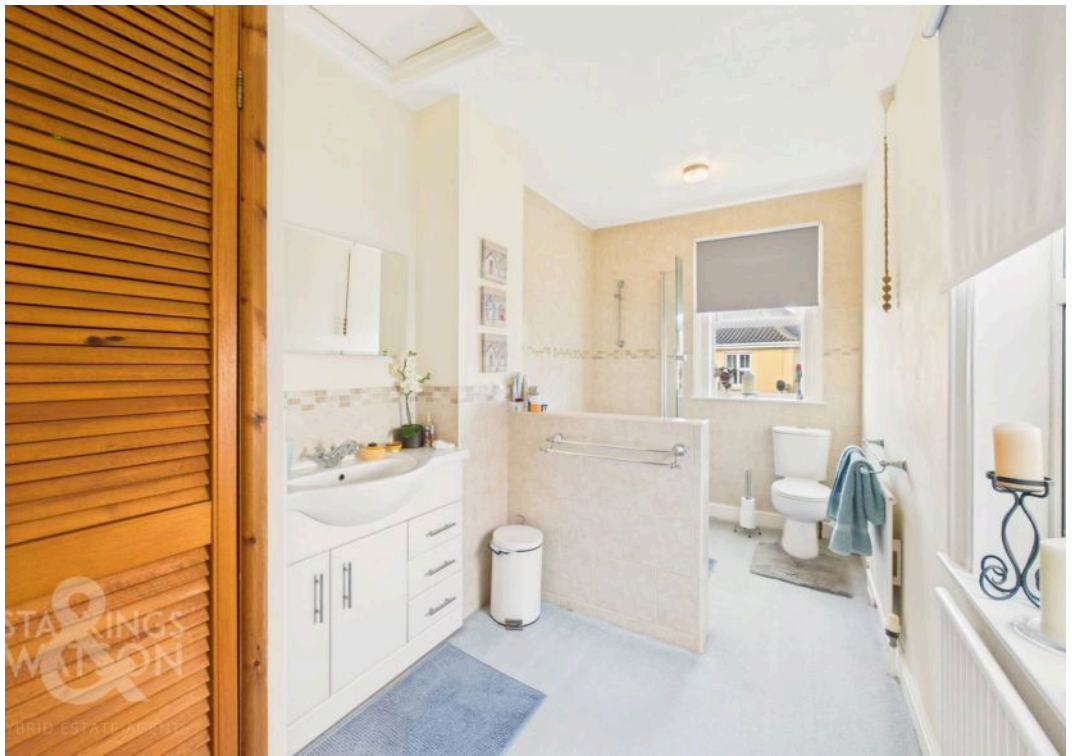
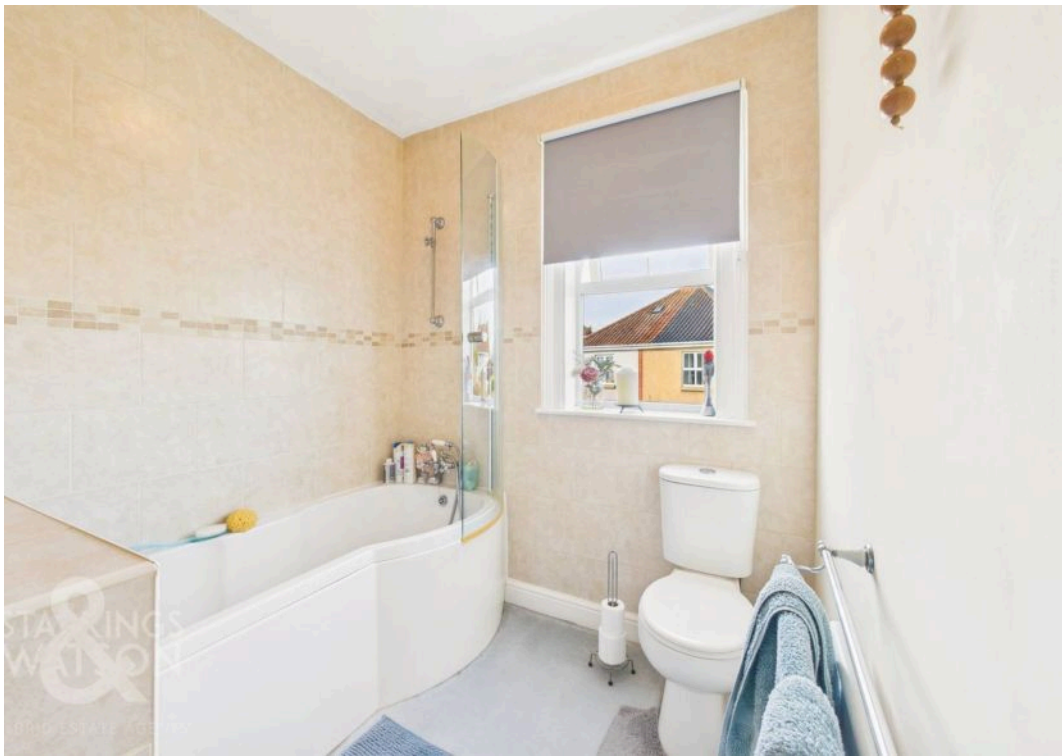
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, a shingle laid pathway leads to the bisected rear garden. Enclosed with timber fencing, the garden is predominantly laid to lawn, bordered by a colourful range of well established shrubs and perennials. At the end of the garden, a sizeable outside shed sits on flagstone slabs, providing practical storage.





Approximate total area⁽¹⁾

780 ft²

72.4 m²

Reduced headroom

6 ft²

0.6 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 are based on RICS IPMS 3C standard.

GIRAFFE360



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