



Manthorpe Close, Norwich - NR1 2NP



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Norwich, Norwich

Situated in a QUIET CUL-DE-SAC LOCATION close to the CITY CENTRE, this SEMI-DETACHED HOME is offered in brilliant decorative order throughout with a STUNNING REAR GARDEN. Internally, a 19' DUAL ASPECT sitting room backs onto the garden with French doors and is accompanied by another dual aspect living space, the KITCHEN which backs onto a large UTILITY ROOM with under the stair storage. On the first floor THREE BEDROOMS can be found all having use of the WC and separate BATHROOM. The rear garden has been meticulously improved and maintained by the current owners, being FULLY ENCLOSED, to offer an attractive yet functional space, ideal for enjoying with friends or family.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached House in Quiet Cul-De-Sac
- Larger Than Average Plot With Tree Lined Church Views
- 19' Dual Aspect Sitting Room
- Kitchen Backing Onto Utility Room
- Three Well Proportioned Bedrooms
- Bathroom & Separate WC
- Fully Fenced Rear Garden
- Short Walk To All Amenities & Public Transport Links

Located on the fringes 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

The property is tucked back from the street with low level timber fencing taking you towards a colourful planted rockery space to the right hand side and shingle frontage, creating the opportunity for potential off road parking if desired with lockable swinging gate to the rear garden at the right of the home.



THE GRAND TOUR

Once inside, the central lobby offers the perfect place to slip off coats and shoes with all hard wearing wooden flooring laid underfoot, stairs for the first floor can be found directly ahead whilst the main living spaces sit to the side of this area. The main living accommodation comes in the form of a 19' dual aspect sitting and dining room. Large uPVC double glazed windows sit towards the front of the home where the floor space leaves ample room for a formal dining table whilst the sitting room space emerges beyond taking you towards French doors opening onto the rear garden patio. The bright and neutral décor accompanied with this room's dual aspect allow the space to be bright and welcoming no matter the time of day. To the right hand side of the entrance lobby, the kitchen can be found again with a dual facing aspect and bright décor. The space features a wide array of wall and base mounted storage units which in turn leaves space for multiple freestanding appliances with an inset chrome sink and utility space sat just off from here featuring plumbing and space for a washing machine, dishwasher and tumble dryer. The area extends just underneath the stairs to offer additional storage with potential here to add a ground floor WC if needed.

The first floor landing splits in both directions to offer a access into all three of the bedrooms within the property as well as a separate WC featuring frosted glass window to the rear garden and family bathroom with a predominantly tiled surround, shower head mounted over the bath and heated towel rail. The smaller of the bedrooms comes towards the left hand side of the landing currently functioning as the nursery. This space could easily make a larger single bedroom or potential smaller double bedroom with room within the recess for freestanding storage solutions and wooden effect flooring overlooking the manicured rear garden. The two larger of the bedrooms while slightly differing in layout offer an almost identical floor space both of which have a front facing aspect with tree lined views out the windows.

Each of the rooms can easily accommodate a double bed with additional storage solutions with the slightly smaller featuring a large walk in wardrobe space and the second benefiting from built in storage mounted over the stairs.

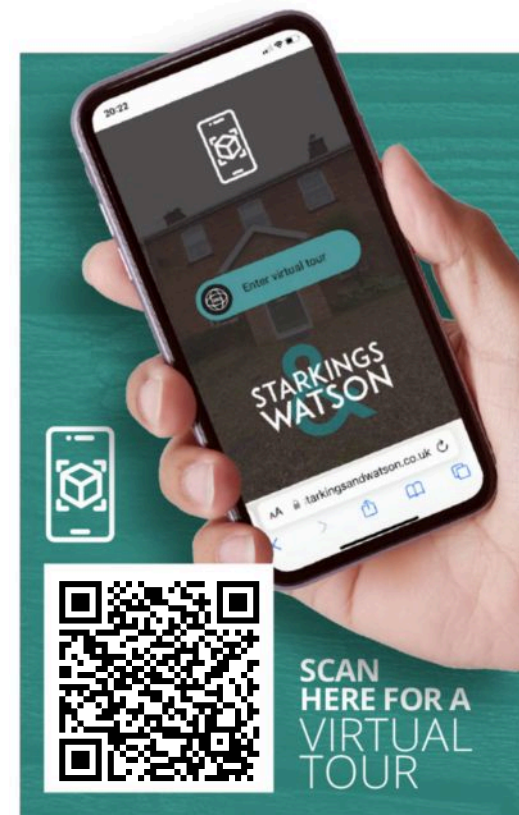
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VIRTUAL TOUR

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



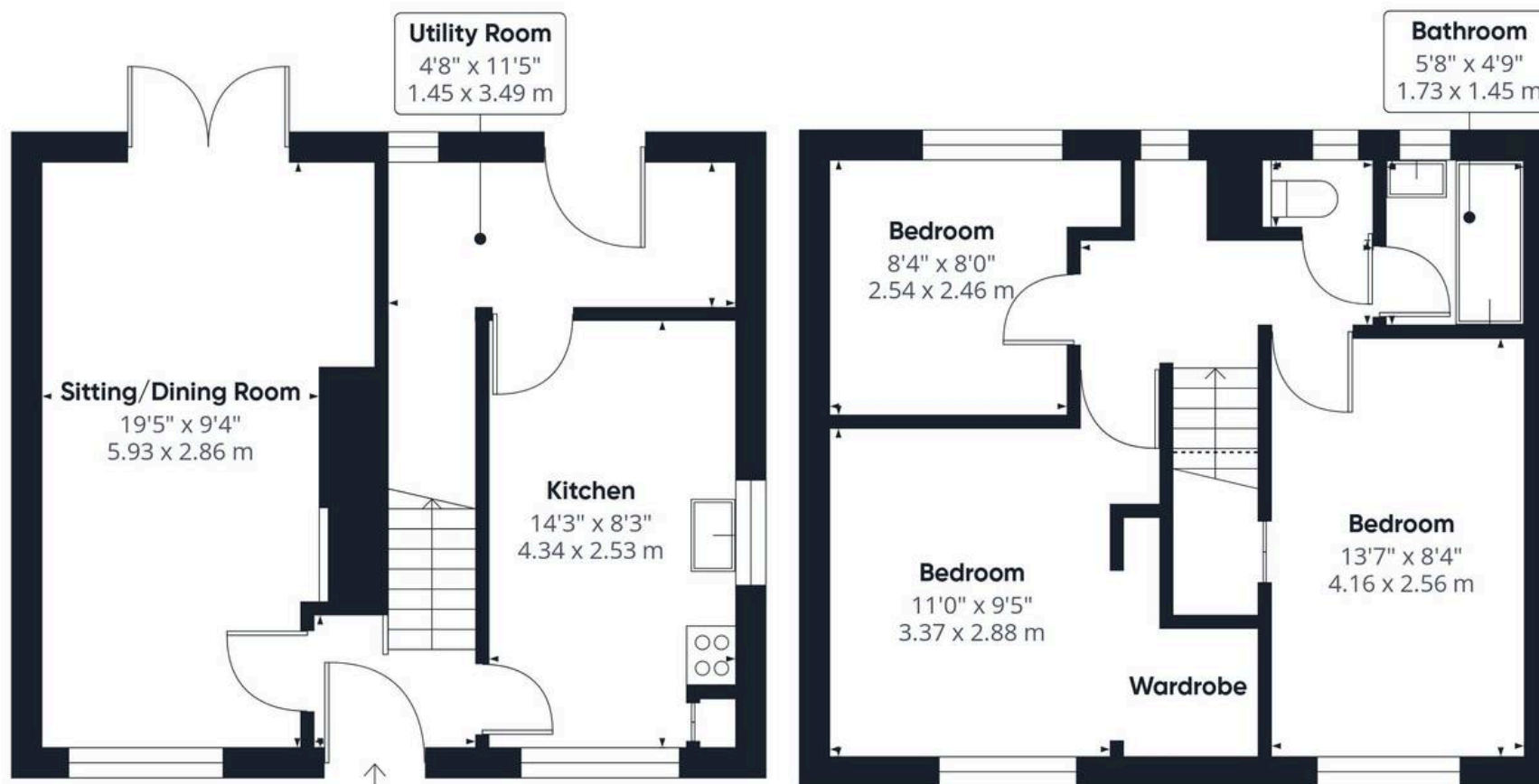




THE GREAT OUTDOORS

The rear garden is where the property really comes to life. Due to its position it offers a much more generous space than most others within the area where the current owners have lovingly landscaped the space to create an attractive yet functional area. Flagstone patio is the space to initially greet you as you exit from either the sitting room or utility room with multiple raised colourful planting beds dotted throughout the garden paired with mature trees and shrubs to add colour, vibrancy and privacy. The flagstone walkway takes you towards the middle of the garden where a hidden patio can be found perfectly positioned to enjoy the summer sunshine, whilst vegetable planting beds emerge with railway sleepers and large timber shed with electric at the very rear of the garden for all your additional storage needs. Pathways lead you through the greenery with multiple vantage positions to enjoy the garden and fruit bearing trees and wall planted rockeries.





Approximate total area⁽¹⁾

832 ft²

77.3 m²

Reduced headroom

2 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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