



Ketts Hill, Norwich - NR1 4EZ



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NO CHAIN. Situated just a short walk from the City Centre and Norwich Train station, this MID-TERRACE HOME offers the perfect FIRST TIME BUY or INVESTMENT, presented in MOVE-IN CONDITION. With a HIGH GLOSS KITCHEN, modern SHOWER ROOM and REPLACEMENT FLOORING - the property enjoys a CLEAN and NEUTRAL INTERIOR. The property offers a bay window fronted SITTING ROOM opening to the DINING ROOM with integral storage and garden access. To the back of the property, the fully fitted KITCHEN leads to a three piece FAMILY SHOWER ROOM. Heading upstairs, TWO DOUBLE BEDROOMS can be found either side of the landing with the MAIN BEDROOM offering a large walk-in wardrobe/storage space. Heading outside is a bisected LAWNED GARDEN, with FENCED boundaries.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Chain!
- Mid-Terrace House
- Perfect First Time or Investment Property
- Two Reception Rooms
- Two Double Bedrooms
- New Carpets and Internally Repainted
- Bi-sected Lawned Gardens
- Walking Distance to the City Centre

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 with a brick wall and iron gated frontage with shrubs. The wrought iron gate opens to a short pathway and up a shallow step to the main entrance.

THE GRAND TOUR

Stepping inside, you are greeted to a welcoming sitting room, featuring a bay-fronted window ensuring the space is light and bright, new carpeted flooring can be found underfoot.



Moving through the property and into the dining room, storage space is plentiful with a large integral storage cupboard in the corner of the room. Opposite, a French door opens to the garden space. Moving through to the fully fitted kitchen, offering a range of wall and base storage cupboards ensuring ample storage with an integrated oven, glass inset hob and extractor can be found with further undercounter space for white goods. Beyond, the family shower room offers a three piece suite with a glass enclosed shower cubicle and tiled flooring underfoot.

Heading upstairs, two double bedrooms open from either side of the landing, both offering uPVC double glazed windows, new carpets and radiators. The second bedroom offers an integral storage cupboard to the corner whilst the main bedroom offers a walk-in dressing room with a storage cupboard inside, offering potential to remodel into an ensuite bathroom or for use as a third bedroom.

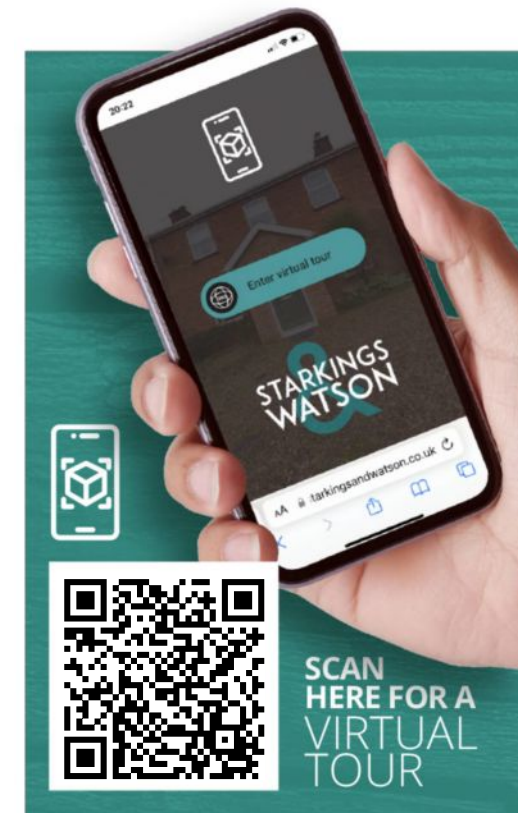
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, the garden is bisected with a short passageway providing access to the street. The garden itself is fully enclosed, initially offering a flagstone patio and pathway to the storage shed at the bottom of the garden, with the remainder being predominantly laid to lawn.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

661 ft²

61.6 m²

(1) Excluding balconies and terraces

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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