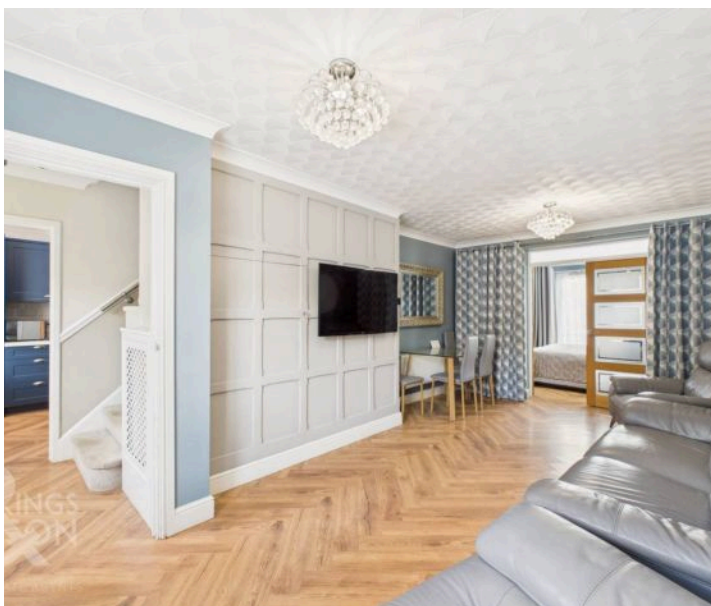




Watkin Road, Norwich - NR4 6LH





## Watkin Road

Norwich, NR4 6LH

Courtesy of a comprehensive modernisation by the current owners, this TERRACED HOUSE offers an EXTENDED LIVING ACCOMMODATION set across two floors with an attractive décor and free flowing layout. The ground floor is occupied by a 19' SITTING ROOM with attractive panelling and herringbone flooring throughout the ground floor leading in to the kitchen with INTEGRATED APPLIANCES. Through from the kitchen both a UTILITY ROOM and WC can be found with a VERSATILE separate DINING ROOM area at the very rear of the home, ideal for busy families. The first floor offers THREE BEDROOMS with a modernised bathroom suite serving all three. The owners have also spent a lot of time making sure the garden is also an attractive and inviting space, FULLY ENCLOSED and offers in a low-maintenance condition with a dropped kerb at the front giving ample OFF ROAD PARKING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- Terraced House
- Considerably Extended Ground Floor
- Free Flowing Layout With 19' Sitting Room & Separate Dining Room
- Updated Kitchen With Integrated Appliances Into Utility Room
- Three Bedrooms
- Modernised Bathroom & Separate Ground Floor WC
- Attractive & Fully Enclosed Rear Garden
- Off Road Parking

Properties is situated within the NR4 postcode and is within close proximity to the Centre of Norwich. Norwich offers a wealth of amenities including, shops, pubs and doctors surgeries as well as a full range more localised amenities within the immediate postcode. There is a wide variety of bus services in Norwich on offer and there is easy access to the train station and major routes including A47/A140.

#### SETTING THE SCENE

The property is set back from the street where the owners have dropped the curb to allow access to a shingle frontage giving off road parking for multiple vehicles. A concrete walkway takes you underneath the houses towards a separate timber swinging gate giving access directly into the rear garden.



## THE GRAND TOUR

Once inside, the bright and revitalized décor will be the first thing you notice where attractive wooden herringbone flooring is laid throughout the entirety of the ground floor. The main living space comes to the right hand side of the property in the form of a 19' open sitting room complete with attractive decorative panelling adding texture to the space with a large uPVC double glazed window at the front of the room allowing natural light to flood the space. Through from here a set of wooden and glass panel French doors take you into a extended portion of the home where the owners currently use the space as a double bedroom however would make the ideal generously sized dining room for busy families with French doors backing onto the rear garden patio, a separate access door and and recently fitted air conditioning unit, this space is more than large enough to accommodate a formal dining table with the ability to be used as a secondary living space or playroom if desired. The kitchen sits on the adjacent side of the home complete with the same herringbone flooring running underfoot and a wide mixture of wall and base mounted storage units set around tiled splashbacks with square edge work surfaces which in turn leave space for integrated appliances including an oven, hob and dishwasher with room for a freestanding fridge/freezer. In between here and the dining room is a utility space again allowing for additional storage where a gas combination boiler is mounted on the wall and plumbing can be found underneath the worktops for a washing machine and tumble dryer whilst an adapted two piece WC sits opposite this space with access to a sizable under the stair storage cupboard.

The first floor landing splits in both directions to allow access into all three of the bedrooms within the home and the three piece bathroom suite formerly a separate bathroom and WC however, the current owners have knocked through to make a bright and well proportioned space with attractive tiling surrounding the bath with shower head and glass screen mounted over the bath and wall mounted towel rail and vanity storage with two frosted double glazed windows to the rear.

The larger of the bedrooms sits on this side of the home laid with carpeted flooring. The space is more than large enough to accommodate a double bed with additional storage solutions and front facing double glazed window with over the stair storage cupboard. The second of the larger doubles sits on the adjacent side of the home again utilizing a space over the stairs for additional storage, this room, however, is laid with wood effect flooring and can also easily accommodate a large double bed with additional soft furnishings. The smaller of the bedrooms sits at the rear of the home laid with carpeted flooring, this room is currently used as a walk in wardrobe and storage space, however, could also accommodate a double bed if desired with views into the rear garden.

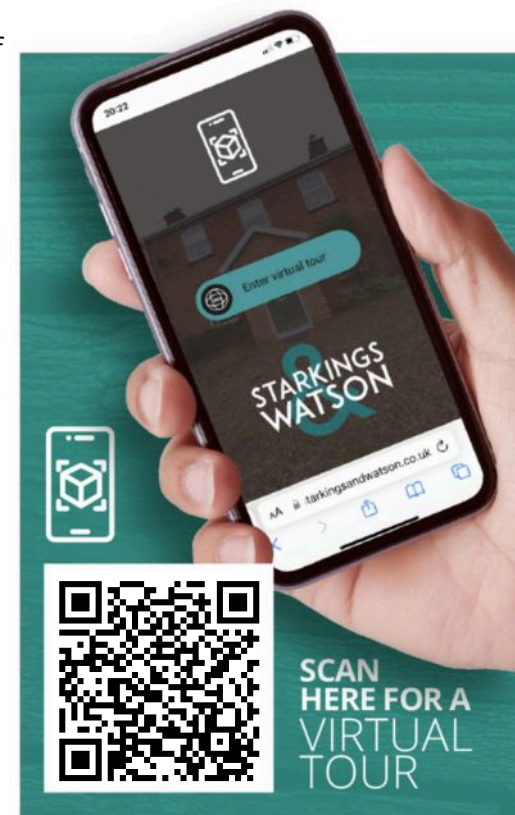
## FIND US

Postcode : NR4 6LH

What3Words : ///lobby.solve.sorry

## VIRTUAL TOUR

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







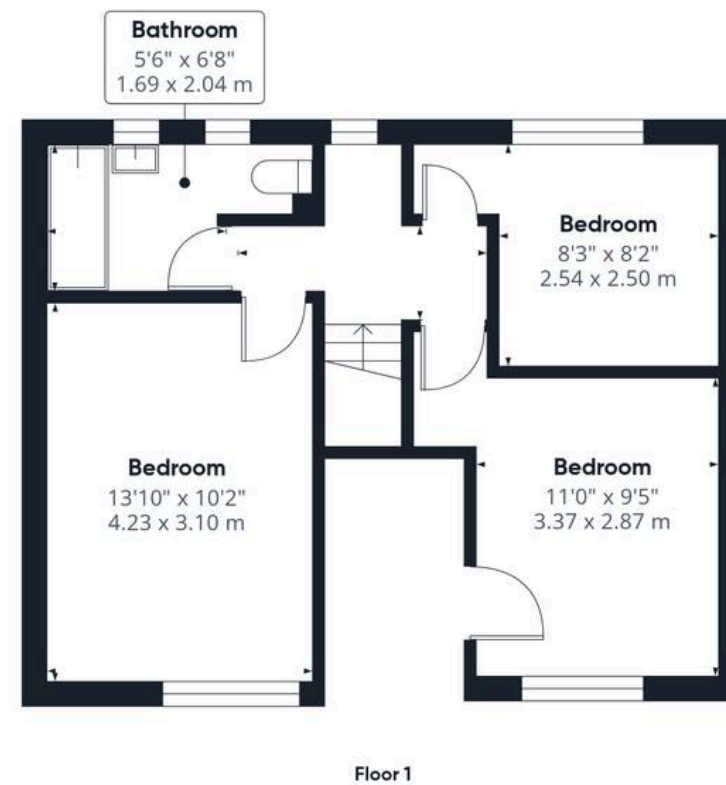
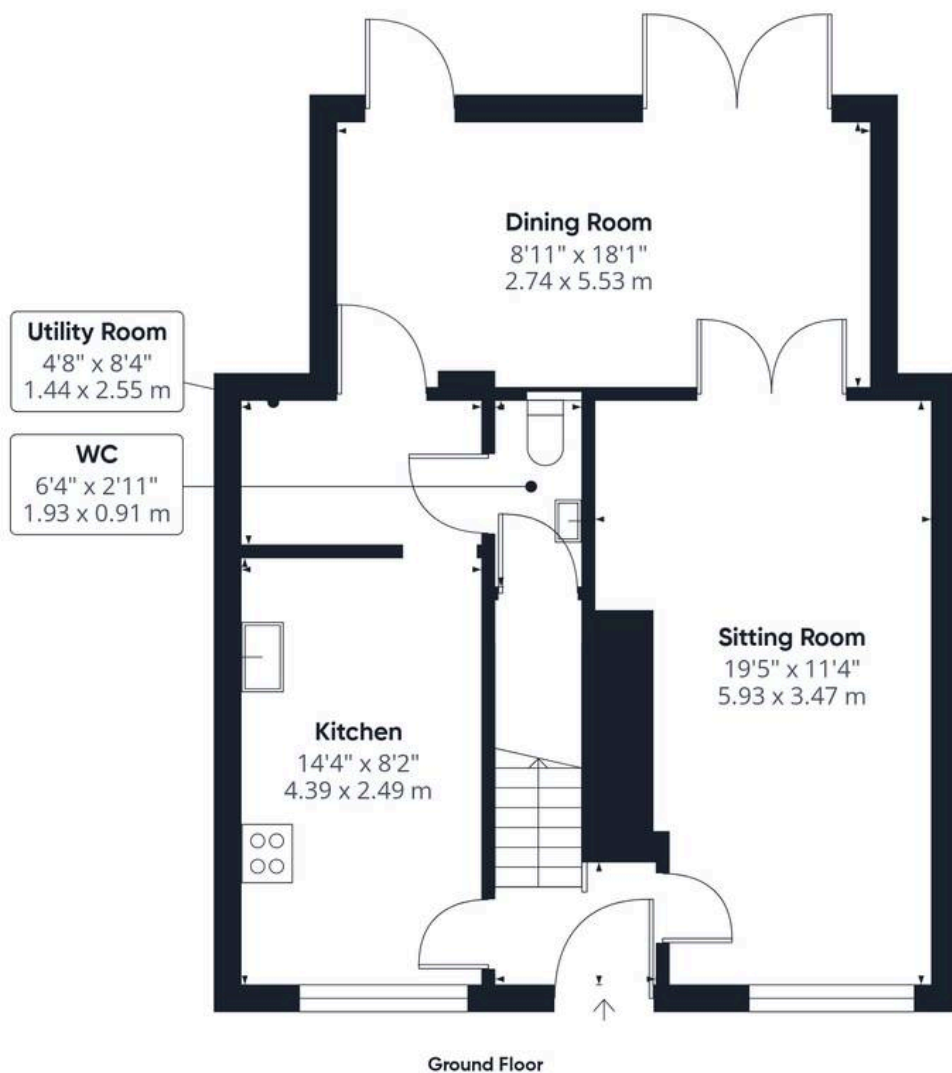




## THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance condition with timber panel fencing fully enclosing the space. A flagstone patio initially greets you as you leave via the dining room with artificial lawn taking you towards a secondary raised flagstone patio seating area perfectly positioned to make the most of the summer sunshine.





**Approximate total area<sup>(1)</sup>**  
1010 ft<sup>2</sup>  
93.8 m<sup>2</sup>

(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





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