



Hall Road, Norwich - NR1 3HL

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HYBRID ESTATE AGENTS



Hall Road

Norwich

Set in a SOUGHT AFTER LOCATION, this MID-TERRACE HOME boasts a seamless blend of period features and contemporary living and is IMMACULATEDLY PRESENTED throughout. The ground floor features an OPEN PLAN SITTING and DINING ROOM flooded with natural light, seamlessly flowing into the spacious GALLEY KITCHEN complete with INTEGRATED APPLIANCES for modern convenience. Further, the FAMILY BATHROOM offers an impressive FOUR-PIECE SUITE. Descend to the lower ground floor CELLAR to discover the CONVERTED LIVING SPACE, offering versatility to suit your lifestyle needs. Upstairs, THREE DOUBLE BEDROOMS offer a spacious feel. The property further impresses with a NON-BISECTED deceptively large and well landscaped REAR GARDEN where you can relax and entertain, all within A SHORT WALKING DISTANCE TO THE CITY CENTRE and a myriad of amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

- Mid-Terrace Home
- Open Plan Sitting & Dining Room With High Ceilings
- Spacious Galley Kitchen with Integrated Appliances
- Lower Ground Floor Converted Living Space
- Three Double Bedrooms
- Four Piece Family Bathroom
- Non-Bisected Deceptively Large Rear Garden
- A Short Walking Distance to the City Centre and all Amenities

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 can be found set back from the road with a brick wall enclosed frontage and a metal gate leading down a flagstone patio to the main entrance, surrounded by well established shrubs and tree's.



THE GRAND TOUR

Stepping inside, the 13' sitting room enjoys floods of natural light from uPVC double glazed windows overlooking the front and offers a range of soft furnishing layouts with recessed space either side of the chimney breast allowing for storage shelving. The open archway leads through to the dining room, offering carpeted flooring with plenty of space for formal dining, stairs rise to the first floor and a door leads down the steps to the converted cellar space. The lower ground floor includes a window to the front and carpeted flooring underfoot offering a range of uses including a study or a snug. Back upstairs and moving to the back of the home, the galley style kitchen offers a range of base mounted storage units with integrated appliances including an oven, four burner gas hob and extractor with a tiled splashback surrounding and further under counter space for white goods including a washing machine and a dishwasher. Hard flooring features underfoot and continues through to the inner hallway with a door leading out to the rear garden and further to the family bathroom. Offering a four piece suite including a bath and an inset shower cubicle as well as two wall mounted heated towel rails.

Ascending the stairs to the carpeted first floor landing, doors open to two bedrooms with the main bedroom straight ahead enjoying a front facing aspect with carpeted flooring radiators and further recesses either side of the chimney breast for shelving and storage.. Adjacent, the second bedroom also benefits from recessed storage space enjoying a rear facing aspect and a spacious integrated storage cupboard to the right at the end of the room. Door opens and down the step to the third bedroom also enjoying a rear facing aspect with carpeted flooring and radiators.

FIND US

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What3Words : ///laptop.vets.gained

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The deceptively large rear garden opens to a generously sized flagstone patio with space for outdoor furniture to enjoy the sunshine. To the left, timber fencing encloses whilst a wooden latch and brace gate leads through the passageway to the street. Further, a shingle area can be found adjacent to the useful metal storage shed. Beyond, the remainder of the garden is enclosed with brick walling and is predominantly laid to lawn with a range of mature trees and shrubbery surrounding.





Floor 1

Approximate total area⁽¹⁾
1053 ft²
98 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



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