



Spinney Road, Norwich - NR7 0PL



Spinney Road

Norwich

Located in a SOUGHT-AFTER LOCATION, within close proximity to the vibrant city centre, this stunning SEMI-DETACHED HOUSE offers an UPDATED & MODERNISED interior, with a spacious feel throughout. The HALLWAY ENTRANCE welcomes you with stairs rising to the first floor, leading to a charming 12' BAY-FRONTED SITTING ROOM centred around a feature fireplace. Beyond to the FULLY FITTED KITCHEN, complete with INTEGRATED STORAGE, serving as an ideal walk in pantry. A convenient three-piece FAMILY BATHROOM with a shower over the bath adds practicality and convenience. The REAR PORCH provides a useful space for storing coats and shoes, with a door leading out. Upstairs, the landing reveals THREE BEDROOMS, including two spacious doubles, with the 12' MAIN BEDROOM boasting a newly fitted ENSUITE W.C and INTEGRAL WARDROBES. To the exterior, a generous DRIVEWAY offers ample parking space, while the PRIVATE and ENCLOSED REAR GARDEN provides a tranquil escape with a TREE-LINED REAR ASPECT, complete with a new wooden decking.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached House
- Updated & Modernised Interior
- 12' Bay-Fronted Sitting Room
- Modern Fully Fitted Kitchen With Integrated Storage
- 12' Main Bedroom with Ensuite W.C
- Three Bedrooms
- Generous Driveway Parking
- Private & Enclosed Rear Garden With a Tree Lined Rear Aspect

The sought after Norwich suburb of Thorpe St Andrew offers a wide range of amenities nearby including local shops, public houses, doctors surgeries, supermarkets and schools. Thorpe St Andrew is only a short walk, car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.



SETTING THE SCENE

The property can be found set back from the road with a largely shingled frontage for vehicle parking, with a raised flower bed to the left hand side. The main entrance can be found up a shallow step under an open porch at the front of the property.

THE GRAND TOUR

Stepping inside, the welcoming hallway entrance offers stairs rising to the first floor, the door opening to the 12' sitting room offering uPVC double glazed bay-fronted windows and carpeted flooring running underneath. The room allows for a range of soft furnishing layouts, centred around an original feature fireplace with recesses either side of the chimney breasts for shelving. Beyond to the kitchen, a large integral cupboard can be found to the right, perfect for use as a walk in pantry, the kitchen itself offers a range of wall and base storage cupboards with under counter space available for white goods including a washing machine and fridge/ freezer. The door to the corner of the room opens to a three piece family bathroom, including a shower over the bath in addition to a wall mounted heated towel rail and vanity storage above and below the sink. The rear porch offers access out to the rear garden, with convenient storage for coats and shoes.

Ascending the carpeted staircase to the first floor landing, loft access can be found above whilst doors open to three bedrooms. The two smaller rooms both enjoy a rear facing aspect with carpeted flooring and radiators. The main bedroom enjoys generous fitted wardrobes to the corner, and a front facing aspect. The space allowing for a large double bed in addition to storage furniture. To the corner of the room the door opens to the newly fitted two piece W.C ensuite with vanity storage below the sink.

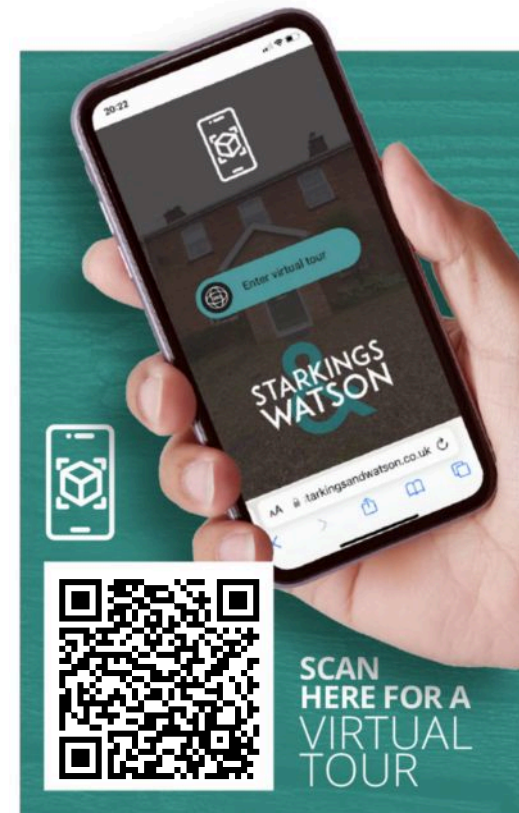
FIND US

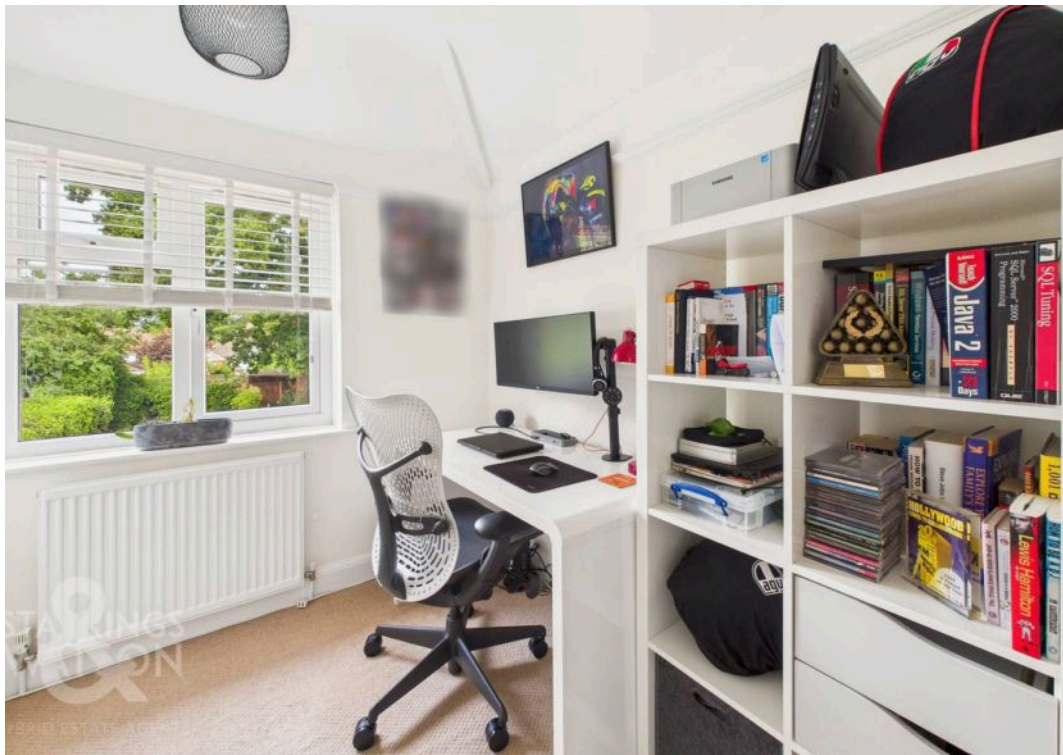
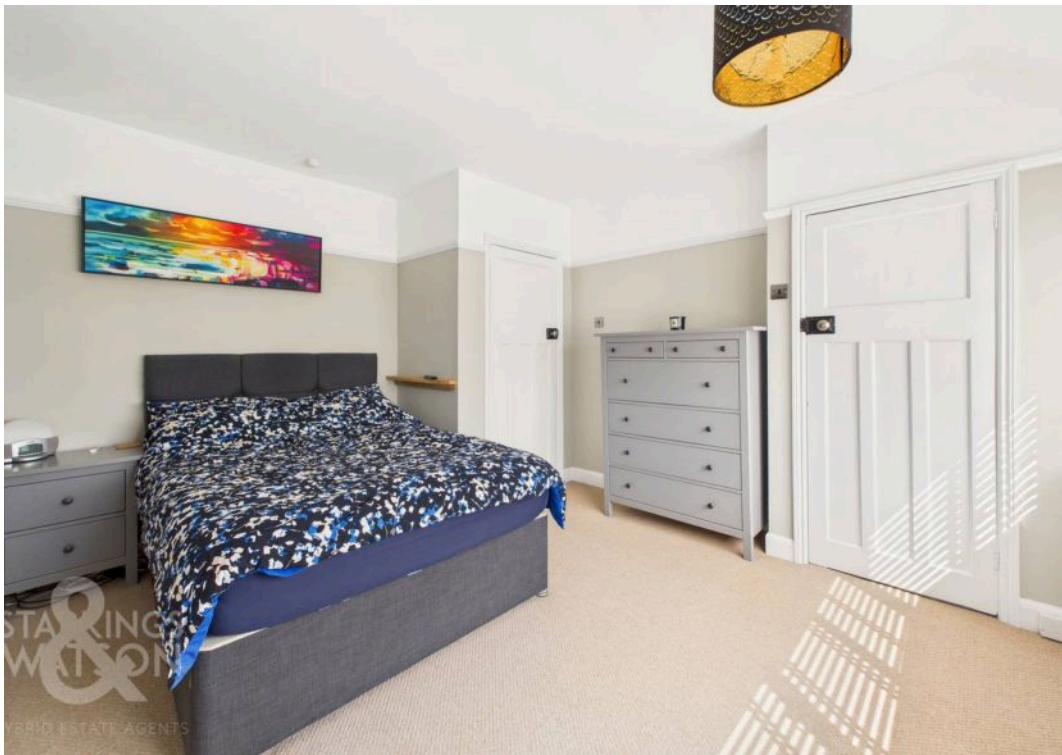
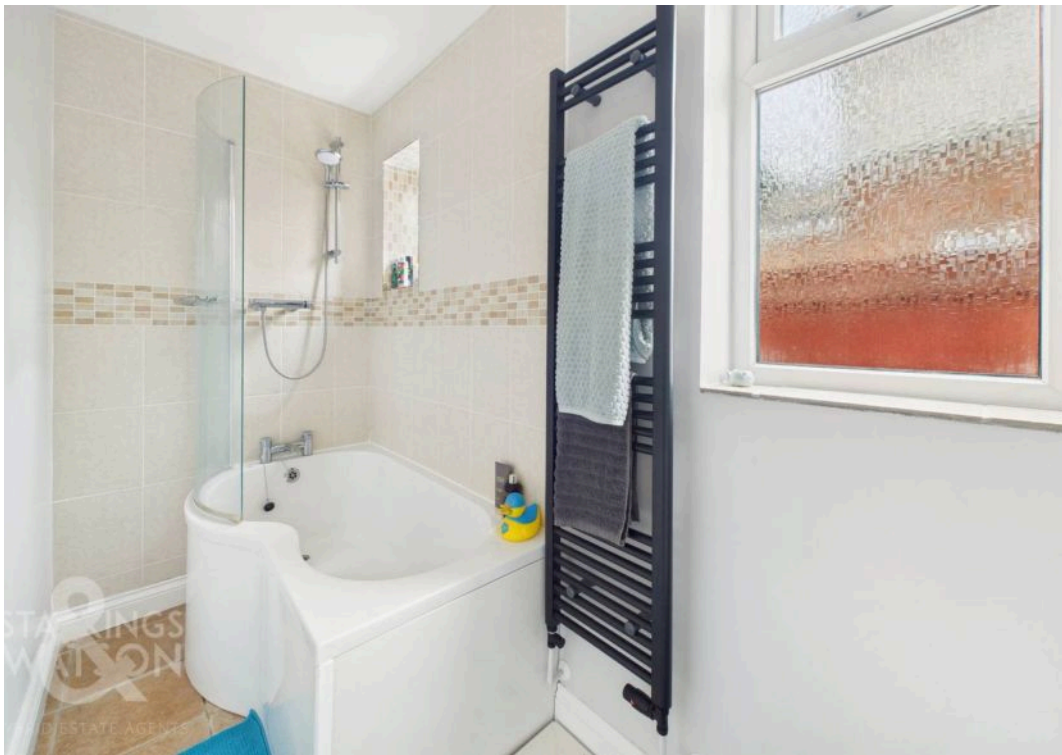
Postcode : NR7 0PL

What3Words : ///spite.sparks.repay

VIRTUAL TOUR

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



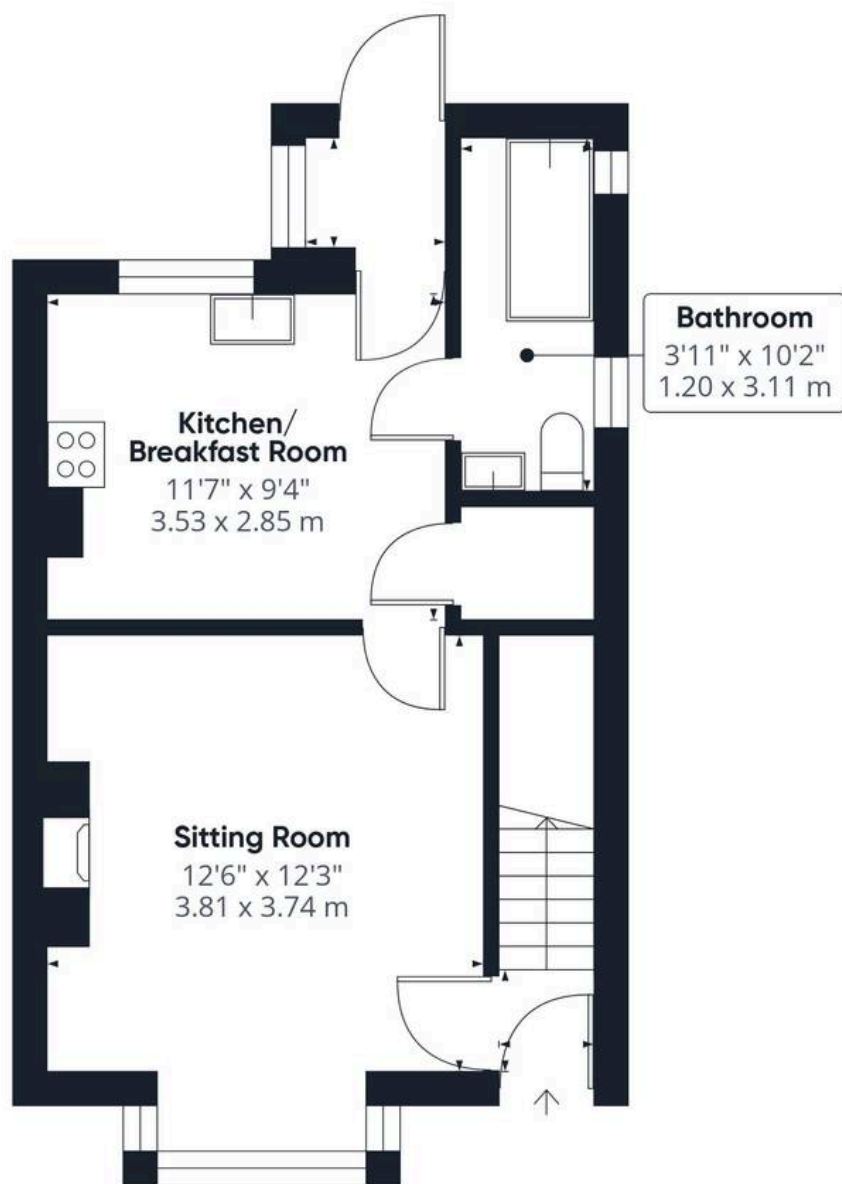




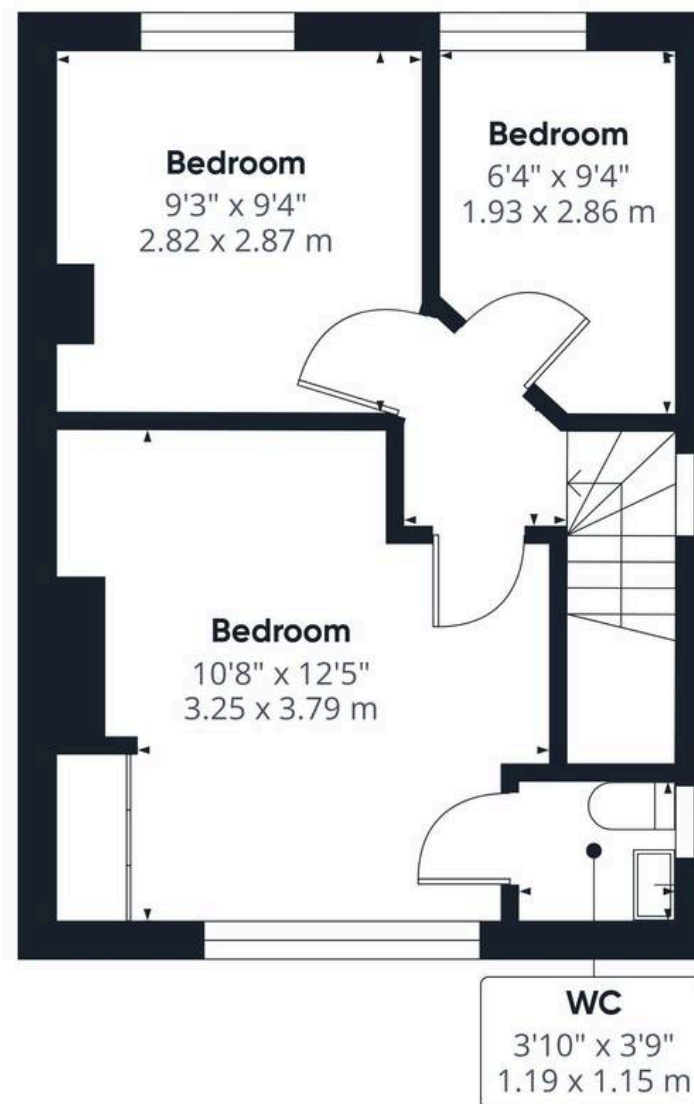
THE GREAT OUTDOORS

Stepping outside, you are initially greeted to a shingle laid space, ideal for outdoor furniture to enjoy the summer months, in addition to a new raised wooden decking further down the garden. The garden is fully enclosed with a range of mature shrubs and trees providing a private outlook, two large sheds can be found to the right, offering generous outdoor storage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

687 ft²

63.7 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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