



Beechbank, Norwich - NR2 2AL



Beechbank

Norwich

NO CHAIN! This SEMI-DETACHED TOWNHOUSE boasts an enviable position in the desirable NORWICH GOLDEN TRIANGLE, within a quiet CUL-DE-SAC SETTING. Spanning IN EXCESS OF 1,140 SQ. FT (stms), this property offers immense potential for MODERNISATION, a perfect blank canvas. Step into the welcoming HALLWAY ENTRANCE, complete with a convenient TWO PIECE W.C and INTEGRAL STORAGE, leading to the expansive 19' GROUND FLOOR FAMILY ROOM with sliding FRENCH DOORS, enjoying garden views. Ascend the stairs to the first floor, unveiling an inviting OPEN PLAN KITCHEN, SITTING & DINING ROOM, enjoying a DUAL ASPECT. Additionally, a SINGLE BEDROOM can be found from the hallway. The second floor offers three bedrooms with generous INTEGRAL STORAGE, along with a FOUR PIECE FAMILY BATHROOM. Outside, the PRIVATE & ENCLOSED GARDEN is complemented by a STUNNING COMMUNAL GREEN with mature gardens and a pond, offering a picturesque backdrop for outdoor enjoyment. Parking is plentiful with a DRIVEWAY, CARPORT & ENBLOC GARAGE PARKING, ensuring convenience.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- End-Of-Terrace Townhouse
- In Excess of 1,140 Sq. Ft (stms)
- Open Plan Kitchen, Sitting & Dining Room
- 19' Ground Floor Family Room
- Four Bedrooms
- Private & Enclosed Garden & Stunning Communal Green
- Driveway, Carport & Enbloc Garage Parking

The property is located on the edge of the popular residential location known as Golden Triangle. Situated just off the inner ring road, the property enjoys fantastic amenities within walking distance, including, shops, schooling and bus routes, whilst vehicular access into Norwich, and onto the A47/A11 is only a short drive.

SETTING THE SCENE

The property can be found set back from the road with a driveway and adjacent colourful plantings leading up to the enclosed carport, offering an outside cupboard to the right hand side and the main entrance straight ahead.



THE GRAND TOUR

Stepping inside, the welcoming hallway entrance offers stairs rising to the first floor and plentiful integrated storage to the left hand side, with a convenient two piece W.C to the right. The door at the end of the hallway opens to the bright 19' family room offering uPVC double glazed windows and sliding French doors overlooking the garden with plentiful space for soft furnishings.

Ascending the stairs to the carpeted first floor landing, a door to the left opens to the fully fitted kitchen. Offering vinyl flooring running underfoot for ease of maintenance, the kitchen itself offers a range of wall and base storage cupboards with further space available for white goods including a fridge, freezer and a freestanding oven. Moving through to the open sitting and dining room, this versatile room boasts plenty of space for formal dining and a range of soft furnishing layouts. At the end of the hall, the fourth bedroom enjoys a rear facing aspect, making an ideal single bedroom or study. Ascending the stairs to the second floor, loft access can be found above whilst an airing cupboard can be found straight ahead with doors opening to three bedrooms. The smallest bedroom can be found to the right, with room for a single bed and plentiful integral storage. Two spacious double bedrooms can also be found from the landing, both with radiators, carpeted flooring and integrated storage. Completing the accommodation, the four piece family bathroom offers a bath and glass enclosed shower cubicle with a primarily tiled surround and further integrated storage space to the corner of the room.

FIND US

Postcode : NR2 2AL

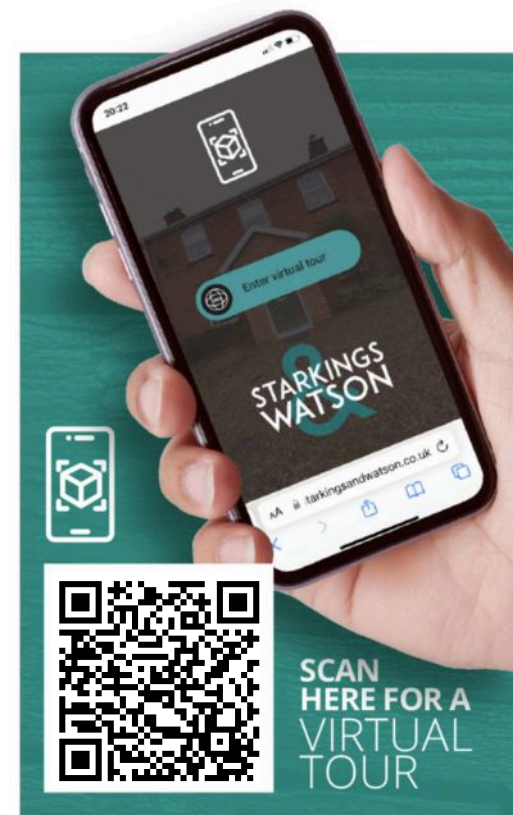
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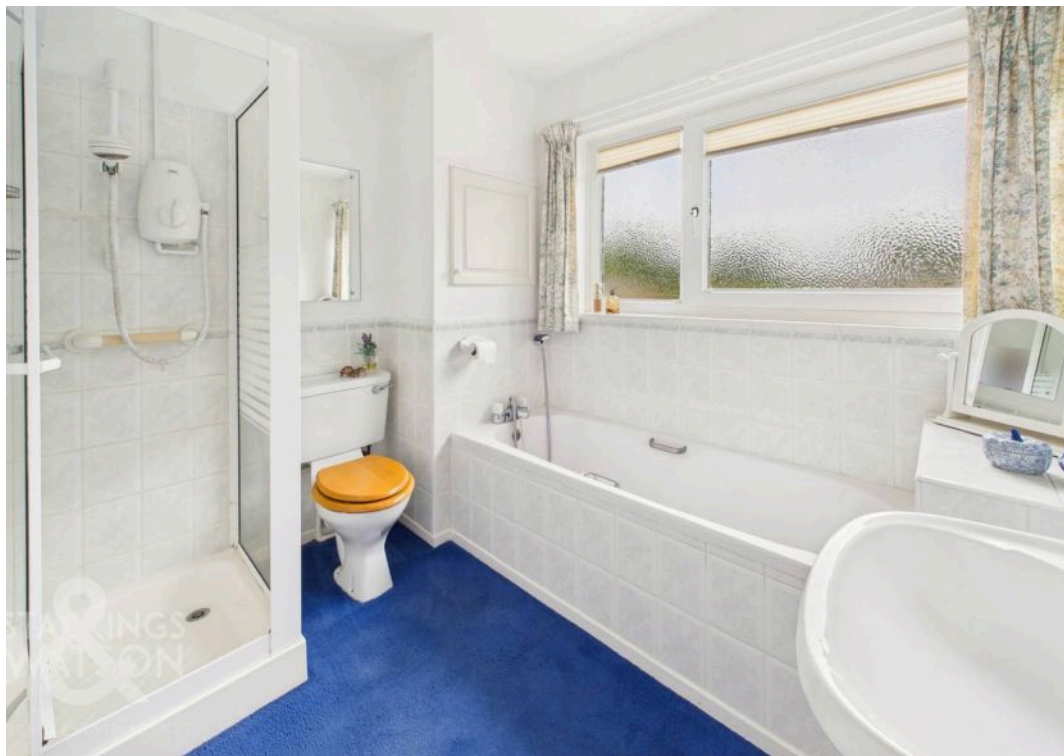
VIRTUAL TOUR

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

AGENTS NOTES

There is a communal charge in the region of £120 per annum for the upkeep of the communal space. The property has been vacant for a year, seller has advised it is likely in need of a new boiler.

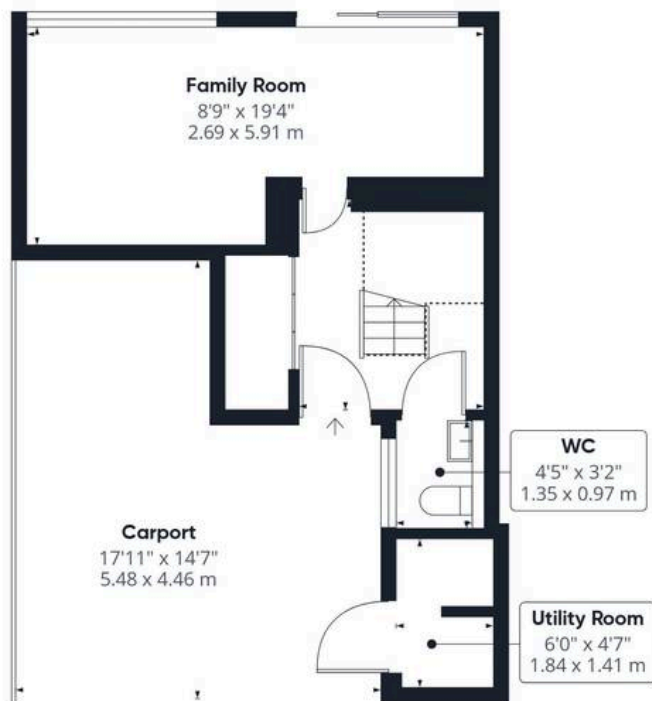




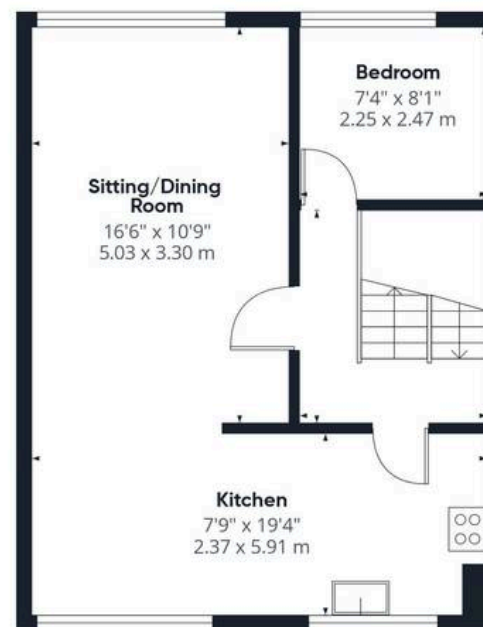


THE GREAT OUTDOORS Stepping outside, the private courtyard garden is fully enclosed with brick wall, with a gate at the end of the garden opening to the communal green. The garden itself offers an expansive patio with a range of mature plantings and colourful shrubs.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1148 ft²
106.6 m²

Balconies and terraces

219 ft²
20.3 m²

Reduced headroom

26 ft²
2.4 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



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