



Borrowdale Drive, Norwich - NR1 4LY



Borrowdale Drive

Norwich

NO CHAIN! This SEMI-DETACHED HOUSE offers a perfect opportunity to MODERNISE and EXTEND (stp), a blank canvas to create your dream home. Upon entry, a welcoming HALLWAY ENTRANCE greets you, with stairs rising ahead. To the left, a 19' DUAL ASPECT SITTING ROOM beckons, offering ample space for relaxation and formal dining. The heart of the home lies in the FULLY FITTED KITCHEN, with convenient access out to the garden. Ascend the stairs to discover THREE BEDROOMS, including TWO DOUBLE ROOMS and a single room with INTEGRAL WARDROBES.. A convenient three-piece FAMILY SHOWER ROOM completes the upper level. Outside, this property rests on a GENEROUS PLOT, featuring ample DRIVEWAY PARKING leading to a GARAGE to the side. The PRIVATE & ENCLOSED REAR GARDEN provides a perfect space to enjoy the summer months and is ideal for gardening enthusiasts.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:



- No Chain!
- Semi-Detached House
- Sought After Location
- Three Bedrooms
- 19' Dual Aspect Sitting Room
- Fully Fitted Kitchen
- Private & Enclosed Rear Garden
- Generous Plot with Driveway Parking & Garage to Front

Located in the heart 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 offering a mature garden with a range of shrubs and plantings bordered by an extensive driveway running down the side of the property to the garage. A shallow step leads up to the main entrance under an open porch.



THE GRAND TOUR

Stepping inside, the hallway entrance offers stairs rising to the first floor with integral storage beneath. A door to the left opens to the 19' dual aspect sitting and dining room, offering uPVC double glazed windows and carpeted flooring running underfoot. The room is centred around an electric feature fireplace, allowing for a range of soft furnishing layouts and formal dining, with sliding French doors opening to the garden. At the end of the hall, the fully fitted kitchen can be found offering a range of wall and base storage cupboards in a U-shaped configuration with ample worktop space for food preparation. Under counter space is also available for a dishwasher, washing machine and an oven with a further French doors leading out to the garden.

Ascending the stairs to the carpeted first floor landing, loft access can be found above, whilst doors open to three bedrooms. The first room to the left, enjoys a front facing aspect with a substantial integral wardrobe. Two double rooms can also be found, both of which offer fitted wardrobes, carpeted flooring and uPVC double glazed windows, allowing space for a double bed and storage furniture. The three piece family shower room includes a double walk in open shower with a glass splashback and an electric wall mounted heated towel rail.

FIND US

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VIRTUAL TOUR

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







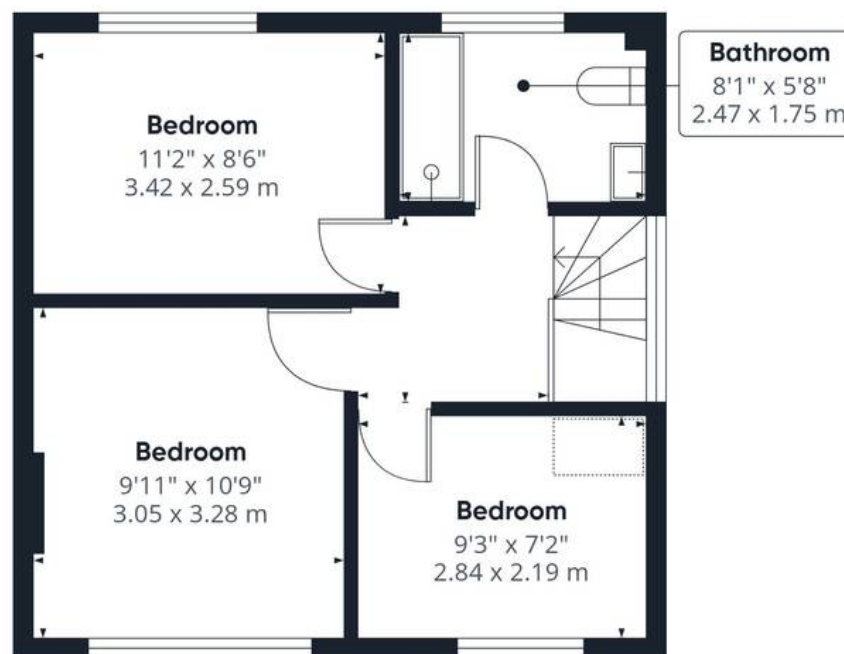
THE GREAT OUTDOORS

Stepping outside, the garden is fully enclosed with timber panel fencing offering privacy, initially offering a flagstone patio perfect for outdoor furniture to enjoy the summer months. The remainder of the garden is primarily laid to a well maintained lawn, with a further flagstone patio behind the garage. To the borders, a range of well established plantings and shrubs can be found.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

721 ft²

67 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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