



Yarmouth Road, Norwich - NR7 0SQ



Yarmouth Road

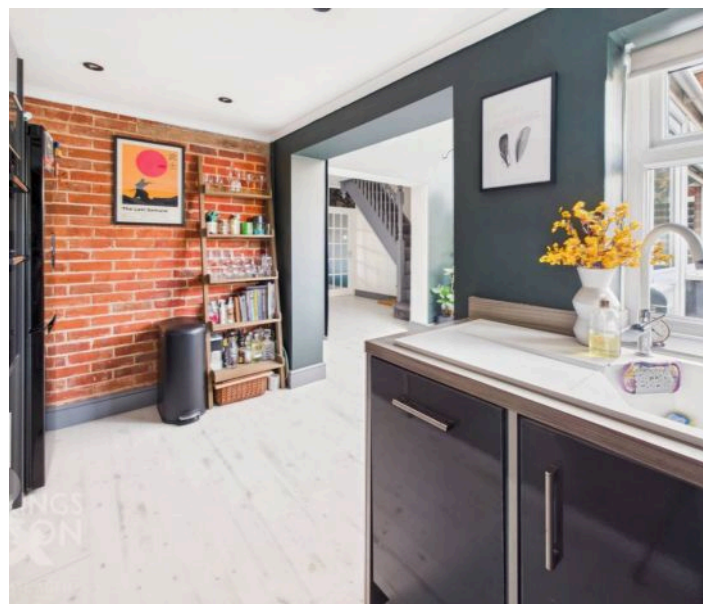
Norwich

Situated on the outskirts of one of Norwich's most popular suburbs, surrounded by local amenities, this MID-TERRACE COTTAGE is deceptively large and has undergone extensive MODERNISATION and DECORATION by the current owners creating an inviting and free-flowing home. The ground floor boasts a SEPARATE SITTING ROOM and DINING ROOM flowing into the KITCHEN and additional seating area where INTEGRATED APPLIANCES can be found with the lay out being ideal for hosting friends and family. The first floor offers TWO DOUBLE BEDROOMS, both generous in size and having use of the modern SHOWER ROOM. Externally, the garden initially gives a PRIVATE SEATING AREA before a sprawling LAWN GARDEN can be found leading towards a versatile 20' DOUBLE GARAGE & WORKSHOP with allocated OFF ROAD PARKING sat opposite.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Spacious Mid-Terrace Cottage With Modern & Open Plan Living
- Redecorated & Remodelled By Current Owners With New Gas Boiler In 2024
- Separate Sitting & Dining Room
- Kitchen With Integrated Appliances
- Two Double Bedrooms
- Shower Room & External WC
- Generous Rear Garden
- Ample Off Road Parking Plus 20' Double Garage/Workshop With Mechanics Pit

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 is set back from the street and public walkway where a low level brick wall opens through an iron swinging gate to reveal a manicured lawn frontage with the stone and flint exterior off the property sitting just behind. The predominantly used access comes towards the rear of the home, located just off Pound Lane where a private road will lead you towards private parking with access coming from the front of the double garage.



THE GRAND TOUR

Once inside the main entrance to the front of the home, a porch is the first space to greet you tastefully redecorated by the current owners creating the ideal space to hang coats and shoes before stepping inside to the sitting room. The space features tall ceilings and slimline modern radiators with all wooden effect flooring laid underfoot giving more than enough room for a formal sitting room suite whilst uPVC double glazed windows sit towards the front of the room. Through a glass panel wooden door the dining area emerges. This space has been made open plan by the current owners for a more free flowing feel, perfect for those entertaining friends and family where initially the floor space leaves more than enough room for a formal dining suite set in front of a wood burner within the chimney with wooden mantle and tiled hearth. An opening takes you towards an extended portion of the home where further storage or seating could be hosted. The kitchen again is accessed via a modified opening put in place by the current owners where a mixture of wall and base mounted storage units give way to integrated appliances including a dishwasher, dual eye level ovens and a hob, plus plumbing for further freestanding appliances such as the washing machine and fridge freezer. Access to the rear garden comes from this additional space taking onto the enclosed courtyard.

The first floor landing splits in both directions to allow access into each of the double bedrooms, the larger of which sits towards the front of the property. Measuring an impressive 14' in width, the space features a large uPVC double glazed windows and large open floor space suited to a double bed with additional storage solutions whilst a slightly smaller yet equally impressive double bedroom sits just behind this, currently functioning as a walk in wardrobe and dress room. This space features large storage cupboards with dressing table and modern slimline radiator.

Heading down a gentle step and past a large storage cupboard currently housing the tumble dryer, the shower room can be found at the rear of the property with frosted glass windows with fully tiled surround, including a tall wall mounted towel rail and further vanity storage.

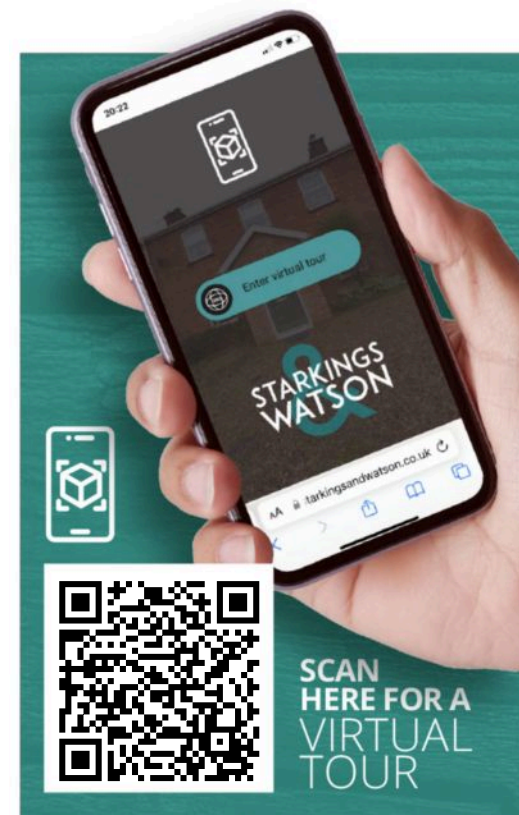
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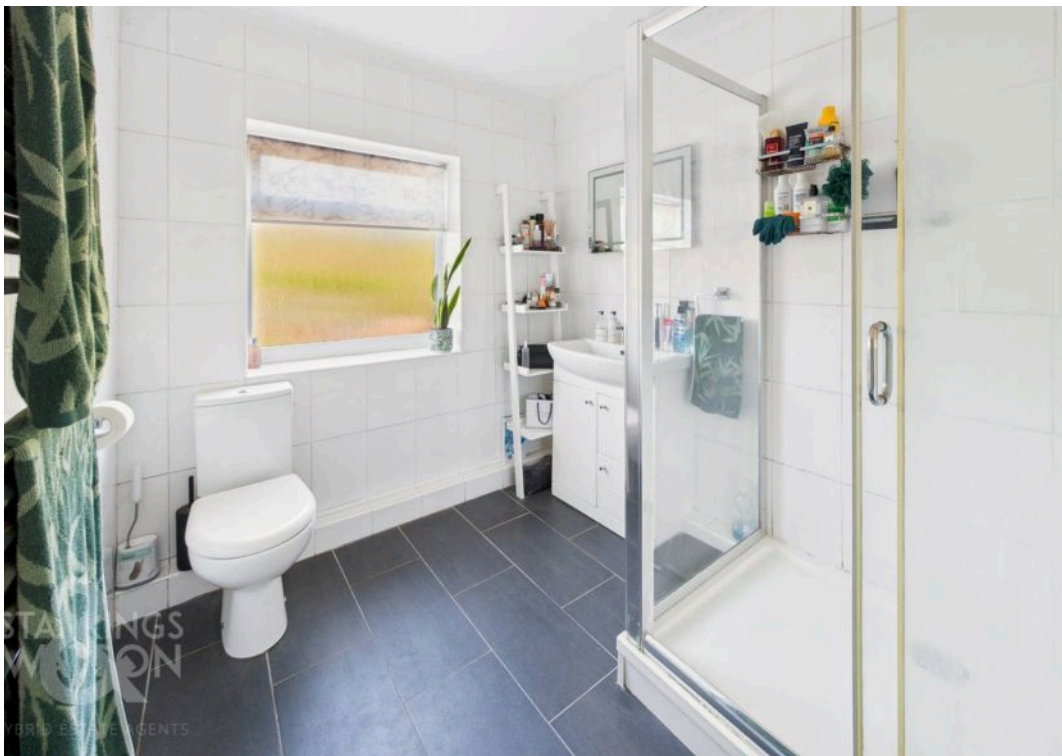
Postcode : NR7 0SQ

What3Words : ///crush.foods.grape

VIRTUAL TOUR

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



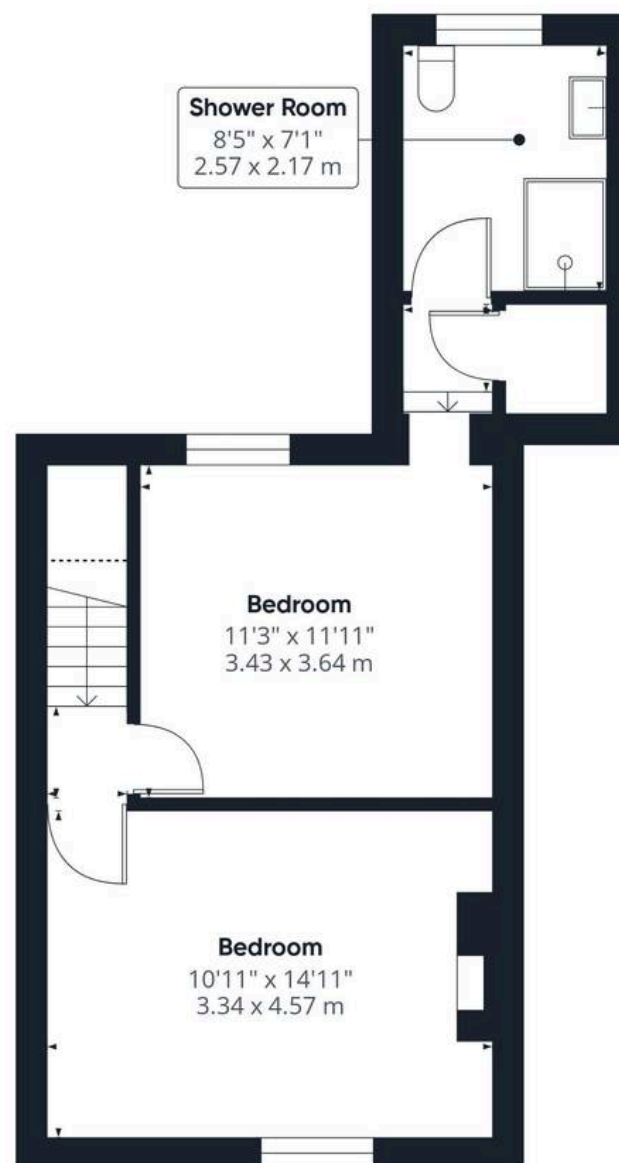
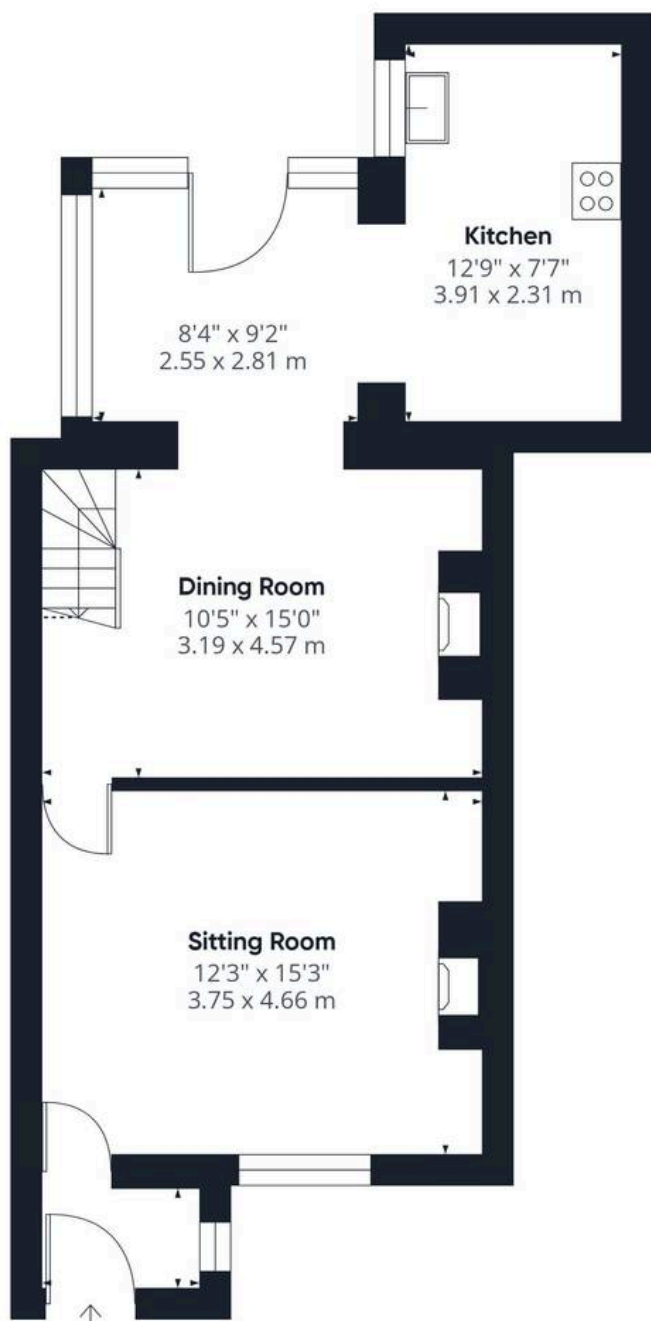




THE GREAT OUTDOORS

The rear garden initially offers a courtyard seating area fully enclosed with a mixture of brick wall and timber fencing creating the ideal private spots to enjoy a morning coffee. External outbuildings currently house the newly installed gas central heating boiler and separate WC with the timber swinging gate leading you through the bisected section of the garden. From here a fully enclosed space is bordered by timber panel fencing. This area is predominantly laid to lawn but features colourful planting borders, some mature trees, whilst a private patio garden, the perfect sun trap for those summer evenings and great size for entertaining, sits right at the very rear with current inbuilt pond taking you directly into the generous and extremely versatile double garage or workshop space.





Approximate total area⁽¹⁾

923 ft²

85.6 m²

Reduced headroom

6 ft²

0.6 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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