



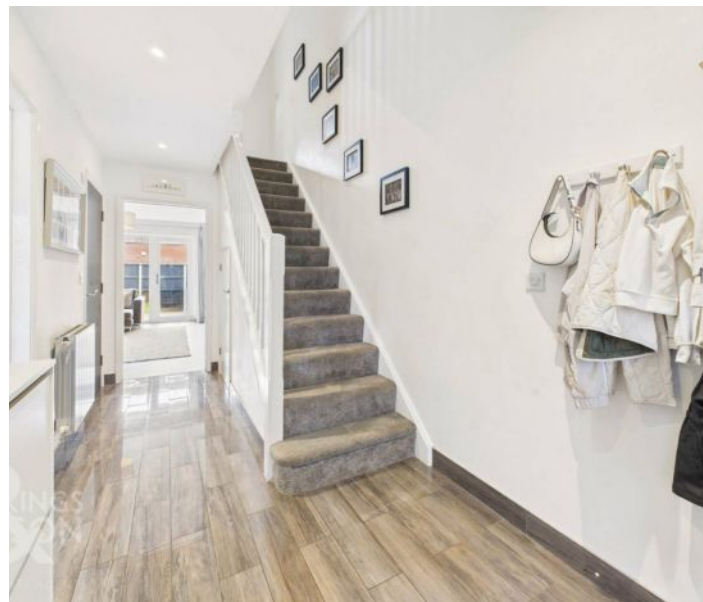
Le Safferne Gardens, Norwich - NR3 4AR



Le Safferne Gardens

Norwich

PROMINENTLY POSITIONED on this EXCLUSIVE DEVELOPMENT, this SEMI-DETACHED TOWNHOUSE boasts a VERSATILE LAYOUT, built to an exceptionally HIGH SPECIFICATION including energy efficient SOLAR PANELS, the perfect TURNKEY family home. Internally comprising a GRAND HALLWAY ENTRANCE with stairs rising to the first floor and conveniently located W.C. The DUAL ASPECT KITCHEN offers QUARTZ WORK SURFACES and FULLY INTEGRATED APPLIANCES, with ample room for DINING. The 15' SITTING ROOM also enjoys DUAL ASPECT including a FRENCH DOOR leading out. The first floor offers TWO BEDROOMS including a DUAL ASPECT DOUBLE BEDROOM. Centrally from the landing, a THREE-PIECE FAMILY BATHROOM can be found. The MAIN BEDROOM is on the second floor, boasting PART-VAULTED CEILINGS and twin VELUX WINDOWS in addition to a generously sized ENSUITE SHOWER ROOM. Externally, the property offers a PEDESTRIANISED FRONTAGE with mature tree's and green space. To the rear, the LANDSCAPED GARDEN is PRIVATE and FULLY ENCLOSED with a gate leading to the TWO ALLOCATED PARKING spaces.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached Townhouse
- Prominent & Convenient Positioning Close to the City Centre & Ring Road
- Built to an Exceptionally High Specification
- Dual Aspect Sitting Room Overlooking the Garden
- Stunning Contemporary Kitchen with Fully Integrated Appliances
- Three Bedrooms
- Main Bedroom with Part Vaulted Ceilings, Velux Windows & Ensuite Shower
- Landscaped Private & Enclosed Rear Garden

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course, the City itself offers a vast array of shops and services, with rail links from the Train Station.



SETTING THE SCENE

The property offers a pedestrianised frontage surrounded with green space and mature trees, bisected with a flagstone patio leading to the front of the property where the main entrance can be found under an open porch.

THE GRAND TOUR

Stepping inside, the grand hallway entrance offers wood flooring underfoot for ease of maintenance with stairs rising to the first floor and integrated storage beneath, in addition to a conveniently located two piece W.C. To the left, the dual aspect kitchen can be found. The kitchen has been built to a very high standard with a range of wall and base storage cupboards and a full suite of integrated appliances including an oven and grill, fridge, freezer, inset electric four ring hob and extractor above. Ample worktop space can be found for food preparation with hard wearing quartz work surfaces add an aesthetic double butler sink. Tiled flooring runs underfoot and further space is available for formal dining. At the end of the hallway, the 15' sitting room is flooded with natural light, enjoying a further dual aspect with uPVC double glazed windows and a French door leading out to the garden, herringbone style flooring runs underfoot. The room allows for a range of soft furnishing layouts.

Ascending stairs to the carpeted first floor landing, LED spotlights feature overhead with doors opening to two bedrooms. The first double bedroom enjoys a rear facing aspect with views out to the garden, carpeted flooring underfoot and space for storage furniture. The second bedroom also benefits from carpeted flooring, this time with a front facing aspect. Located centrally from the landing, the three piece family bathroom can be found offering floor to ceiling tiling and a bath with shower over and a glass splashback. The final set of stairs rise to the second floor landing opening to the spacious main bedroom. Enjoying part vaulted ceilings and twin Velux windows and benefiting from generous integrated wardrobes. A further door opens to a deceptively large three-piece en-suite shower room with further floor ceiling tiles, space for dressing furniture and a double glass enclosed walk in shower.

FIND US

Postcode : NR3 4AR

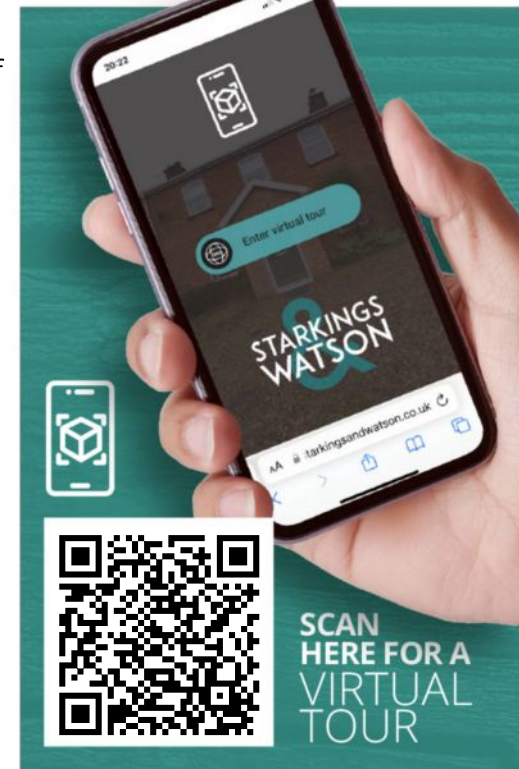
What3Words : ///guides.funds.beats

VIRTUAL TOUR

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

AGENTS NOTES

The property benefits from photovoltaic cells which contribute to the water heating. There is a maintenance fee payable of approximately £30PCM



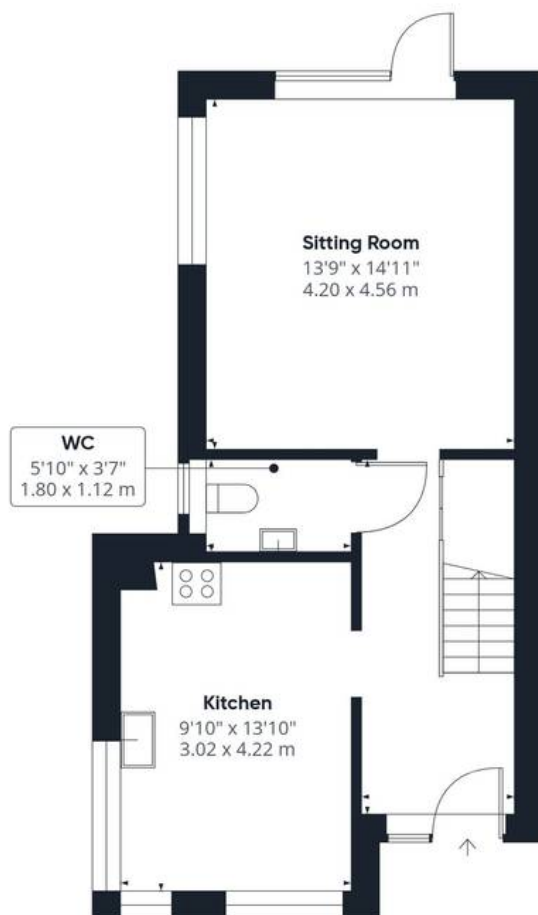




THE GREAT OUTDOORS

Stepping outside, the landscaped rear garden is private and fully enclosed, predominantly laid to artificial grass and including a flagstone patio perfect for outdoor furniture to enjoy the summer months. A wooden latch and brace gate at the end of the garden leads out to the rear pathway and beyond to two allocated parking spaces.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1124 ft²
104.4 m²

Reduced headroom

34 ft²
3.2 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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