



Wherry Road, Norwich - NR1 1WS



Wherry Road

Norwich

Situated only a matter of minutes from Norwich's mainline train station and its bustling city centre sits this MID-TERRACE TOWNHOUSE proudly standing next to the banks of The River Wensum. With living accommodation coming over three levels, versatility of space is key with an open KITCHEN/DINING ROOM featuring INTEGRATED APPLIANCES is found on the ground floor with a two piece WC. The sitting room is equally as impressive in size and offers a large TERRACED BALCONY, recently waxed by the current owners to create an attractive spot to sit and enjoy the warmer months with friends and family. In total, THREE DOUBLE BEDROOMS can be found within the home all having use of the FAMILY BATHROOM with an EN-SUITE to the main bedroom and a 'Jack & Jill' bathroom between the bedrooms on the second floor. Externally, the property boasts a PRIVATE and fully enclosed REAR GARDEN with sought after OFF ROAD PARKING and INTEGRAL GARAGE all in all, giving a total accommodation of over 1300 Sq. Ft (stms).



Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Terraced Town House
- Prime City Centre Location
- Over 1300 Sq. Ft Of Internal Living Space (stms)
- 15' Open Kitchen/Dining Room With Integrated Appliances
- First Floor Sitting Room With Large Balcony
- Three Generous Double Bedrooms
- Private Rear Garden
- Off Road Parking & Integral Garage

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 just set back from the banks of the river Wensum where an off road parking space sits towards the front of the integral garage with main access door to the right hand side.



THE GRAND TOUR

Once inside, a central hallway is the first place to greet you granting access to all accommodation on the ground floor well as stairs for the first floor. Immediately to your right a two piece WC offers a low level radiator with tiled flooring whilst beyond the stairs a handy under the stair storage cupboard can be found. The open kitchen and dining room emerges to the rear set upon wood effect flooring. The open floor space is more than large enough to host a formal dining table towards the right of the room whilst an array of wall and base mounted storage units emerge to the left housing integrated appliances to include a oven and hob with extraction above dishwasher and fridge/freezer whilst double glazed French doors take you onto the rear garden patio.

The first floor landing splits in both directions to take you into the first of the bedrooms as well as further living accommodation. The sitting room sits towards the rear of the property giving the home more privacy and is laid with carpeted flooring. The large open floor space here is conducive to a potential choice of layout soft furnishings with more than enough room for a large family friendly suite whilst a terraced balcony emerges to the very rear recently waxed by the current owners for extra longevity and appeal. This space creates the ideal area to sit and enjoy the warm summer sunshine with friends and family. The very front of the property is home to the main bedroom within the home, a large double bedroom fronted by double glazed windows. The space is set upon wood effect flooring and features wall to wall built in storage. This room also benefits from an en-suite shower room complete with attractive wood effect flooring with a predominantly tiled surround and low level radiator. Sat between the bedroom and the sitting rooms is the three piece family bathroom suite again with a predominantly tiled surrounding. This features a shower head mounted over the bath again with low level radiator.

The second floor landing again splits in both directions to grant access into the two remaining double bedrooms with the larger coming towards the front of the property featuring part vaulted ceilings all set upon a large open floor space leaving occupants a choice of layouts in this generously sized room whilst a third double bedroom comes towards the rear again with part vaulted ceilings featuring a double glazed Velux window built in storage and wood effect flooring. Sat between both of the bedrooms is a 'Jack & Jill' en-suite shower room with predominantly tiled surround, low level radiator and wood effect flooring.

FIND US

Postcode : NR1 1WS

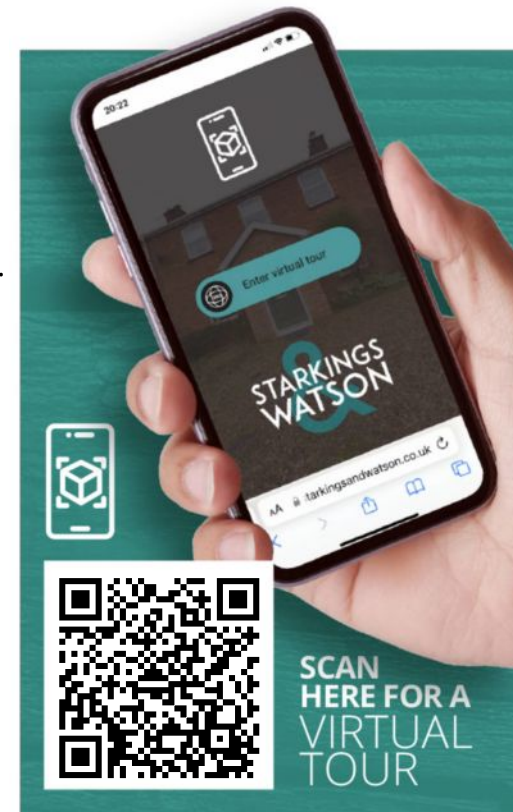
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VIRTUAL TOUR

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

AGENTS NOTES

Whilst the property is freehold there is a 999 year lease on the land from 2001 leaving 974 years remaining whereby vendors must pay a peppercorn rent for maintenance and services of £1 per annum.



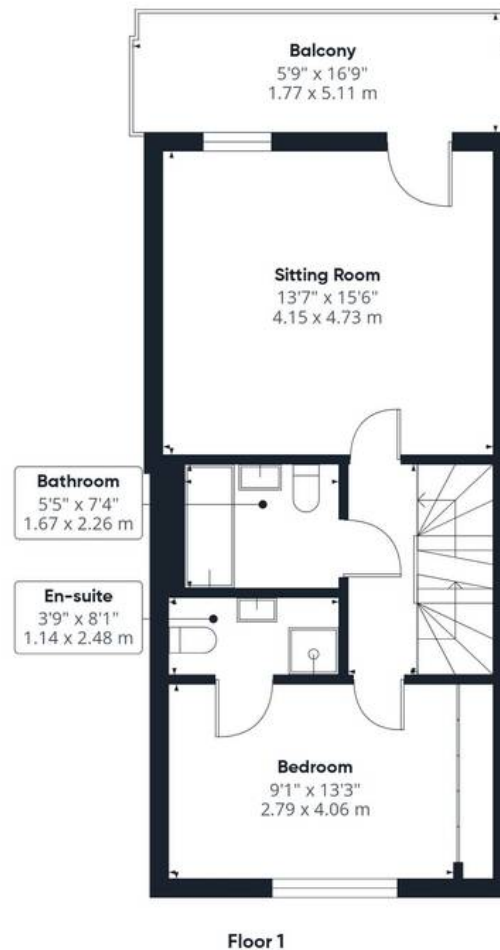




THE GREAT OUTDOORS

The rear garden is fully enclosed by timber panel fencing and initially offers a flagstone patio seating area situated below the balcony giving cover. A lawned space then emerges from here with raised colourful planting beds adding vibrancy to the outside living area, whilst a wood chip planted space towards the very end of the garden creates a secondary seating area with timber swinging gate taking you out to the rear.





Approximate total area⁽¹⁾

1311 ft²
121.9 m²

Balconies and terraces

96 ft²
8.9 m²

Reduced headroom

27 ft²
2.5 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.

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