



Parmenter Road, Norwich - NR4 7DH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Parmenter Road

Norwich, Norwich

Offered with its own PRIVATE REAR GARDEN this FIRST FLOOR FLAT has been tastefully decorated to create an attractive setting. Entrance comes behind the row of shops to retain privacy, where initially a large entrance lobby sits to the ground floor with a separate EXTERNAL BRICK UTILITY and STORAGE room sitting opposite the front door. Once inside, a 17' SITTING ROOM offers a wealth of space capable of holding both a sitting room and dining room suite complete with SOLID WOODEN FLOORING in a herringbone pattern. A fully UPDATED KITCHEN overlooks the rear garden with BUILT IN COOKING APPLIANCES and all tiled splashbacks with a THREE PIECE BATHROOM sat just next door. In total, the property boasts TWO LARGE DOUBLE BEDROOMS, both more than capable of hosting a double bed with further soft furnishings with the addition of BUILT-IN WARDROBE space too. The PRIVATE GARDEN is FULLY ENCLOSED with newly erected timber fencing where a section of hardstanding gives potential to add OFF ROAD PARKING (stp).



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- First Floor Flat With Private Entrance
- Private & Fully Enclosed Rear Garden
- Tastefully Decorated & Modernised Throughout
- 17' Open Sitting Room With Feature Period Fireplace
- Two Large Double Bedrooms
- Kitchen With Fitted Appliances
- Sizeable Brick External Utility/Storage Space
- Manageable Yearly Charges

The property is situated adjacent to the A11 in the centre of Cringleford - only four miles to the centre of Norwich - the cathedral city and regional centre of East Anglia. The city boasts a lively nightlife as well as good shopping, cultural and social activities and a historic centre. From Norwich there is a mainline rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes. Excellent state, faith and independent schools for all age groups, local shopping facilities, a Waitrose supermarket, the University of East Anglia, the Norfolk and Norwich University Hospital, parks and public houses are all within easy reach.



SETTING THE SCENE

Access to the property comes in the form of a private walkway to the left hand side of the row of shops. A swinging iron gate separates the space from the public footpath with a flagstone walkway taking you towards the front door. Outside the front of the home, access to the external brick utility and storage shed can be found with newly erected timber swinging gate taking you into the rear garden.

THE GRAND TOUR

Once inside, a ground floor lobby is the first space to greet you laid with all tiled flooring, this area creates the ideal space to slip off coats and shoes and to store further items before heading into the remainder of the home. Once upstairs, the central hallway is laid with hard wearing wooden flooring, this grants access to each living space within the home with many of the door thresholds having been fitted with stained glass above by the current owners. Immediately to your left, a tastefully modernised kitchen can be found with a mixture of wall and base mounted storage units set around wooden effect rolled edge work surfaces tastefully accompanied by tiled splashbacks and colourful décor. Within the kitchen an integrated oven and hob can be found with extraction fan above and uPVC double glazed windows overlooking the rear garden. Just next door to this is the three piece family bathroom suite where a fully tiled surround is paired with newly fitted taps and rainfall shower head mounted over the bathroom wall mounted radiators.

The first of the double bedrooms is towards the end of the hallway with a dual rear facing aspect. This room is generous in size and could easily accommodate a large double bed with further storage solutions with the added benefits of built in storage wardrobes. The adjacent side of the property is home to the larger of the two bedrooms, again laid with all wooden effect flooring.

The open floor space is conducive to multiple soft furnishings and storage solutions with a large double bed and again a set of built in wardrobes. The main living space comes in the form of a 17' dual front facing aspect sitting and dining room. Above the doorway within the space, the owners have installed tasteful stained glass windows with a reclaimed original Victorian fireplace being the centrepiece within the room. Solid and hard wearing wooden flooring lays underfoot in a herringbone pattern leaving more than enough room for both a formal sitting and dining room suite.

FIND US

Postcode : NR4 7DH

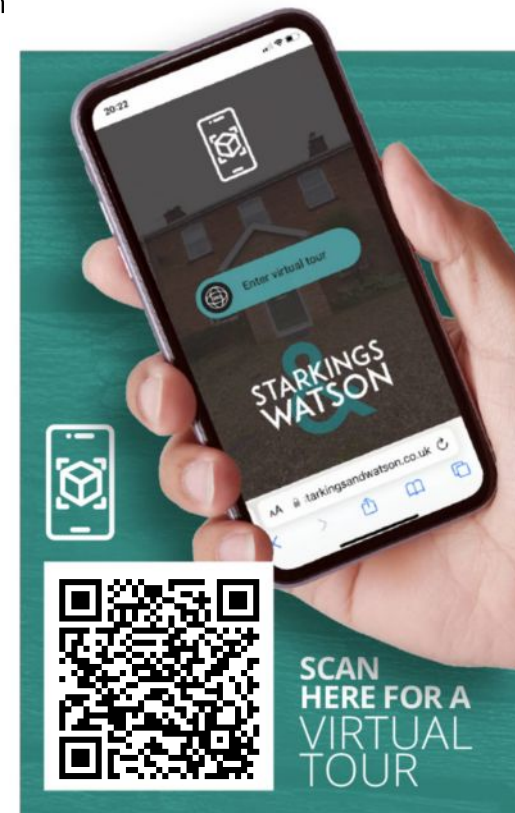
What3Words : ///tree.milky.rescue

VIRTUAL TOUR

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

AGENTS NOTES

The property is offered as leasehold with an initial term of 125 years starting in December 2012 leaving 112 years remaining. There are yearly charges amounting to approx. £300 per year to include both the service charges and ground rent charges plus buildings insurance.



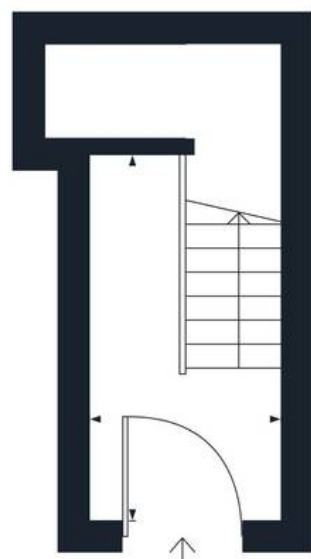




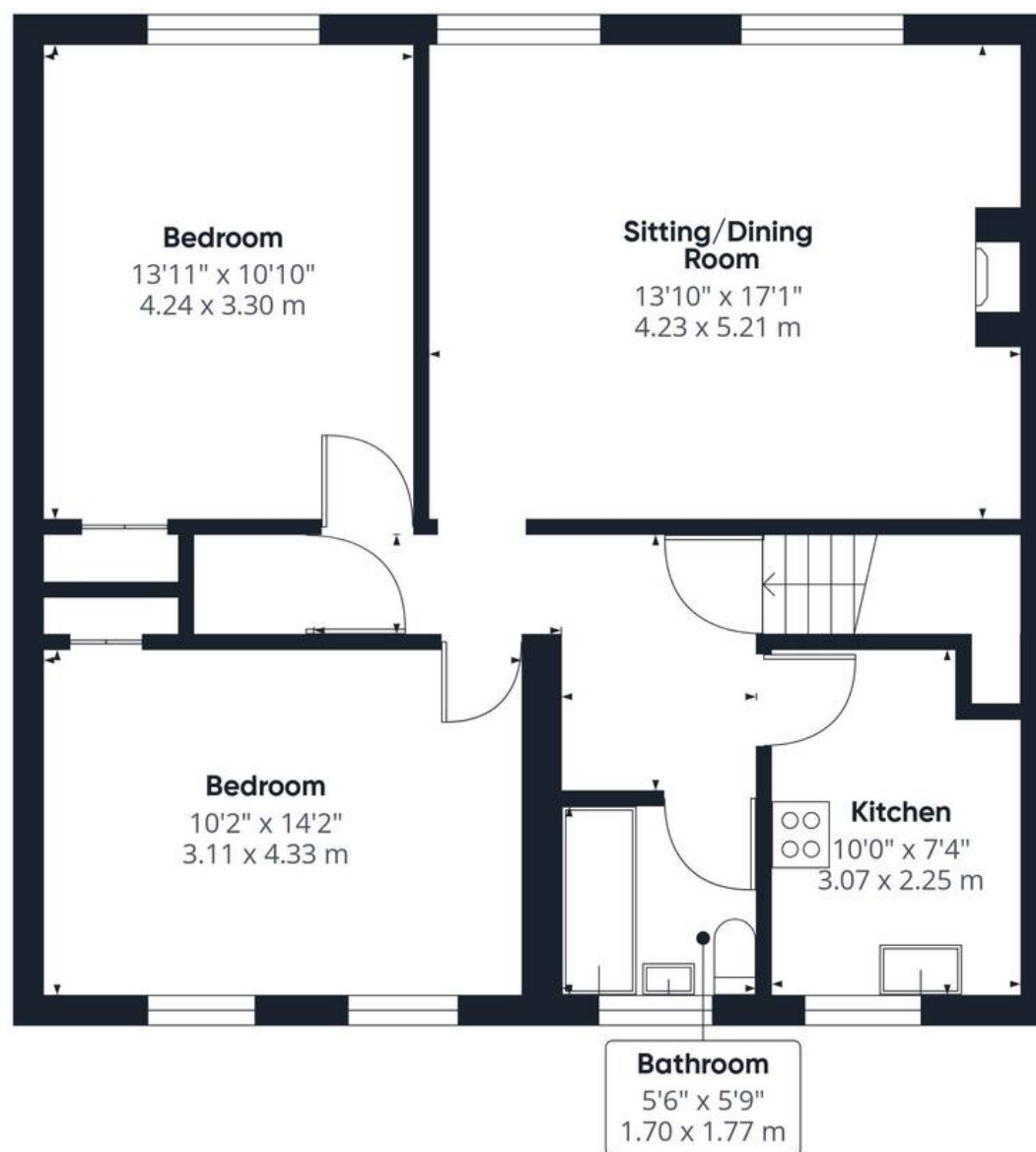
THE GREAT OUTDOORS

The private garden space sits up towards the front of the home where a mixture of newly erected timber panel fences, existing timber panel fences and brick walls line the perimeter. A mixture of lawn and hard standing create the ideal space for families to enjoy with the hard standing area creating potential for off road parking if desired.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

868 ft²

80.6 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



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