



**STOBART  
& HURRELL**

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# Carshalton Road, Norwich, Norfolk, NR1 3BB

A renowned Hopkins home located in a secluded development, that affords an urban retreat yet close enough to benefit from easy access to the local services and amenities including Norwich football ground, train station and the Riverside complex, with its supermarket and petrol station, numerous cafes and restaurant and leisure facilities.

The enviable home, overlooking a green space, is set back from the road and approached over a brick weave driveway providing off-road parking and access to a garage, currently being used as a gymnasium. To the rear of the property, an enclosed, low maintenance lawn garden is bordered to one side by a paved walkway leading to a terrace with a seating area.

Arranged over three floors, the main entrance to the property welcomes you into a hallway where separate internal doors provide access to a cloakroom, the integral garage and an inner rear lobby with storage and access to a study or fourth bedroom with double doors opening out to the rear garden. To the first floor there is a spacious and bright family lounge which leads through to a modern kitchen dining room. To the second floor, a family bathroom and three bedrooms, two with built in wardrobes and the master with an en-suite shower room completes this versatile accommodation.

The property is further complimented in its proximity to the inner ring road providing easy navigational access to both the city centre and the dual Southern Bypass affording efficiency to the south and beyond.



Terraced



House



Modern



2 Bathrooms  
1 Cloakroom



1/2 Receptions



3/4 Bedrooms



Tax Band E



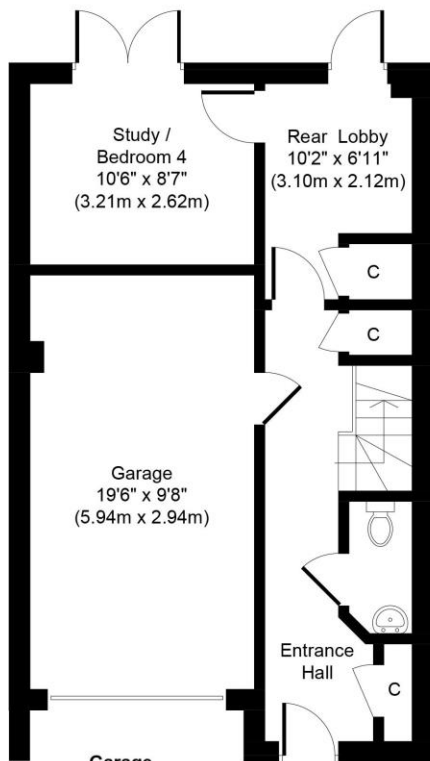
Off-Road  
Parking



Garage

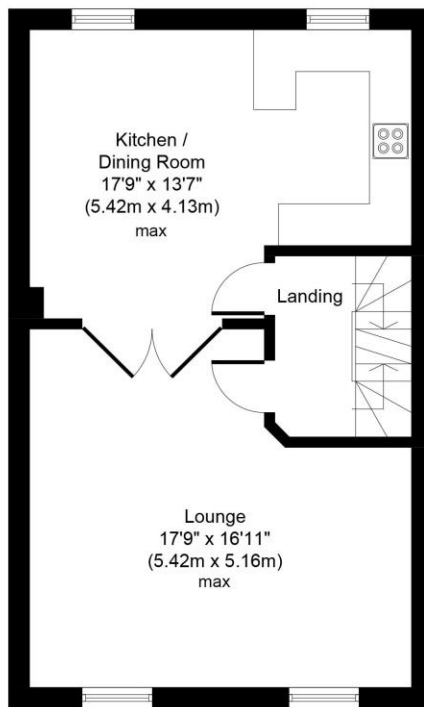






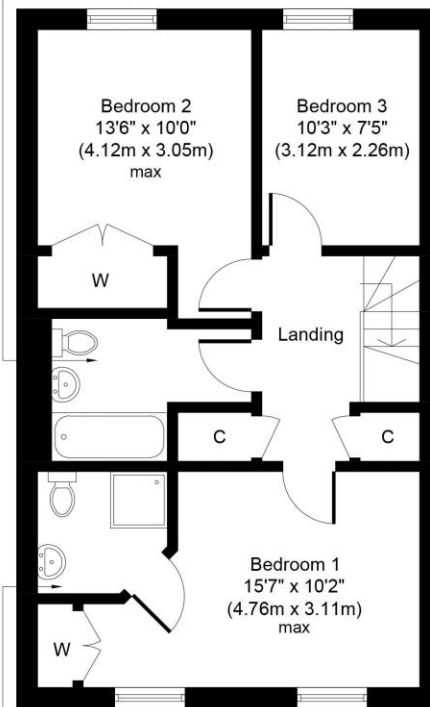
Garage  
Approximate Floor Area  
205 Sq. ft.  
(19.0 Sq. m.)

Ground Floor  
Approximate Floor Area  
308 Sq. ft.  
(28.6 Sq. m.)



First Floor  
Approximate Floor Area  
554 Sq. ft.  
(51.5 Sq. m.)

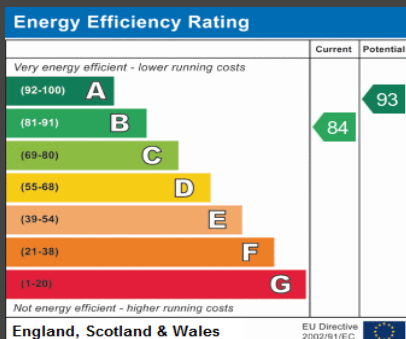
Bathroom  
6'7" x 6'0"  
(2.00m x 1.84m)



Second Floor  
Approximate Floor Area  
554 Sq. ft.  
(51.5 Sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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