

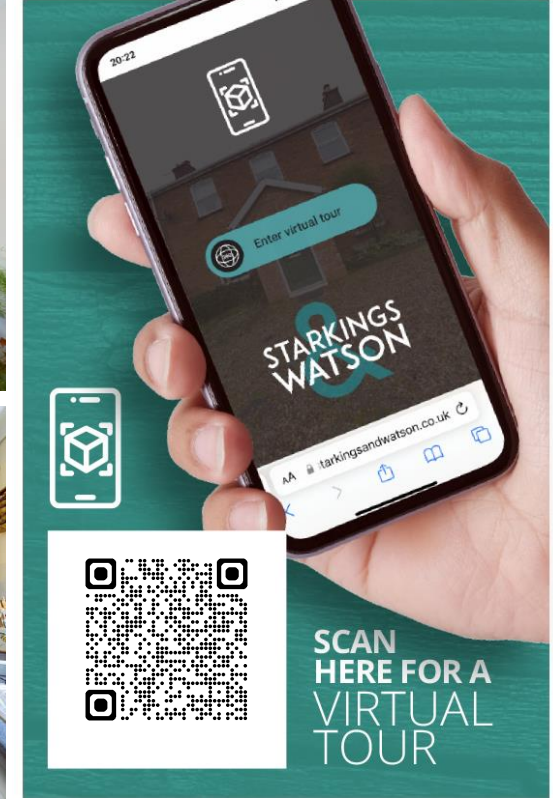
CADDOW ROAD

Three Score, Norwich NR5 9PQ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- Detached Family Home
- 20' Dual Aspect Sitting Room
- Separate Kitchen & Dining Room
- Family Bathroom & En-Suite
- Four Bedrooms
- Manicured Private Rear Garden
- Off Road Parking & Garage
- Close to UEA & Hospital

IN SUMMARY

This well-positioned DETACHED FAMILY HOME offers OFF ROAD PARKING and a GARAGE to the side, with an exquisitely maintained PRIVATE REAR GARDEN complete with PATIO SEATING area with an awning above. With over 1000 Sq. ft of accommodation on offer, you will find a 20' DUAL ASPECT sitting room, separate dining room leading to the kitchen, UTILITY room and conservatory/boot room. The property benefits from uPVC double glazed windows and a 2023 INSTALLED GAS fired central heating BOILER, with FOUR BEDROOMS, including the main bedroom with an EN-SUITE SHOWER ROOM and the family bathroom. Being just a short distance to the UEA and Norfolk & Norwich hospital, this home is perfectly positioned in this sought after development.

SETTING THE SCENE

The property can be found occupying a corner plot, set back from adjacent properties where the parking can be found to the left of the property leading to the brick garage and side access gate into the rear garden. A well maintained frontage includes shingle and pruned bushes leading to the front door with an awning above.

THE GRAND TOUR

Stepping inside you are first met with the central entrance hallway with wooden laminate flooring leading you through the ground floor, stairs to the first floor, integrated storage cupboard and the two piece cloakroom located to your left with tiled sink surround and radiator. Turning to your right is the brilliantly social sitting room space, measuring some 20' in length, this versatile dual aspect space can host a growing family with ease while uPVC French doors lead you in to the rear garden. Directly opposite the entrance to this room is the dining room, with a front facing aspect currently sitting separately to the kitchen to create a formal dining space with ample room for a table but could easily be adapted to create an open plan living space if so desired. The kitchen offers an array of wall and base mounted storage set around rolled edge work surfaces which give way to an integrated gas hob and electric oven both with extraction above plus space for a fridge/freezer and plumbing for a washing machine and dishwasher while around the corner, additional storage can be found just before the entrance to the uPVC conservatory space backing onto the rear garden. The first floor landing gives access to all four bedrooms, storage cupboard and the three piece family bathroom featuring a newly tiled bath surround and wall mounted shower. the largest of the bedrooms can be found overlooking the rear garden with wooden laminate flooring under foot, this space also makes use of built in wardrobes and a three piece en-suite shower room finished with a frosted glass window and radiator/towel rail. The second bedroom can also be found on this side of the property but occupying a front facing aspect, with uPVC double glazed windows and space for a double bed plus additional soft furnishings and a built in wardrobe. Both the smaller



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



bedrooms can be found on the adjacent side of the property, occupying the rear is a double room with integrated wardrobe and a view into the rear garden while the smaller of the four rooms comes to the front of the property also with built in wardrobes, this room currently serves as the ideal study for the occupants but would make an ideal single bedroom or potential nursery for expecting families.

THE GREAT OUTDOORS

The rear garden has been brilliantly maintained to a high standard by the current owners with an array of colourful flowers bordering the lawn garden space. A newly laid patio seating area sits to the rear of the sitting room with an awning above, the perfect spot to enjoy your morning coffee and the gardens beyond.

OUT & ABOUT

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You will also find the UEA, Norfolk and Norwich Hospital and Research Park within only a few minutes drive as well as the Longwater Retail park just a 10 minute drive away. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

FIND US

Postcode : NR5 9PQ

What3Words : ///tooth.fortunate.slap

VIRTUAL TOUR

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

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m
 1007.08 ft²
 93.56 m²



Floor 1



Ground Floor

