

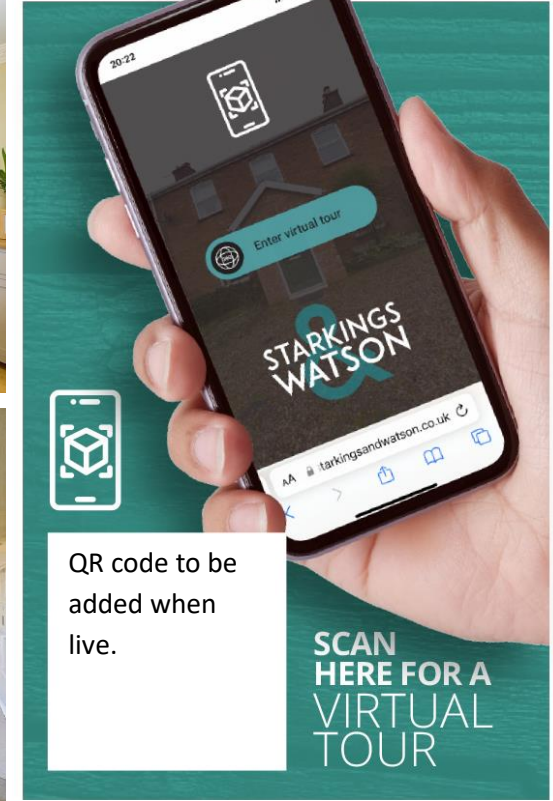
WILLIAM CHILDERHOUSE WAY

Norwich NR5 9LY

Freehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



QR code to be added when live.

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- No Chain
- Semi-Detached House
- Separate Sitting/Dining Room
- Kitchen with Integrated Appliances
- Three Bedrooms
- Family Bathroom
- Private Rear Garden
- Off Road Parking & Garage

IN SUMMARY

NO CHAIN. A brilliantly positioned SEMI-DETACHED HOUSE occupying a CORNER PLOT offering SEPARATE SITTING and DINING ROOMS backing onto the PRIVATE REAR GARDEN, kitchen with INTEGRATED APPLIANCES and housing for the 2020 installed GAS BOILER and ground floor CLOAKROOM. The first floor gives way to THREE BEDROOMS one of which is a well proportioned double benefiting from an EN-SUITE SHOWER ROOM while all bedrooms have use of the FAMILY BATHROOM. The property is served by a driveway offering OFF ROAD PARKING leading to a detached BRICK GARAGE.

SETTING THE SCENE

As you round the corner on to William Childerhouse Way the property stands proudly on the corner while the driveway and garage are found just beyond the adjoining property, with a pathway and timber gate leading you into the rear garden.

THE GRAND TOUR

As you step inside, the property opens into a good sized entrance with space in the recess to your left for coat storage sitting in front of the stairs while the cloakroom can be found just down the hallway tucked underneath the stairs, with part tiled surround this two piece suite is a handy addition in any family home. Turning to your right, is the dual aspect sitting room with wood effect flooring, uPVC double glazed window to the front, electric fireplace with timber mantle and tiled hearth leading to the open floor space. Separating the sitting room and the dining room are timber framed glass French doors, perfect for closing this room off while offering the potential to be opened up creating an open plan living space. The dining room itself also has wood effect flooring under foot and a sliding double glazed door which takes you into the rear garden with an opening leading into the kitchen. The kitchen offers an array of wall and base mounted storage with tiled splash backs the rolled edge work surfaces giving way to an integrated gas hob and electric oven with extraction above, integrated fridge/freezer and freestanding dishwasher and washing machine. The first floor landing allows access to all three bedrooms, sizeable storage/airing cupboard and the three piece family bathroom with mostly tiled surround and a wall mounted heated towel rail. The smaller of the bedrooms is located at the top of the stairs overlooking the rear garden with carpeted flooring and a built in storage cupboard sitting next to the second double bedroom, which offers a rear facing aspect with uPVC double glazed windows and



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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:



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radiator. The largest of the bedrooms is found to the front of the property with wood effect flooring and built in wardrobes this good sized double room benefits from an en-suite shower room with part tiled surround, vanity storage and heated towel rail.

THE GREAT OUTDOORS

Externally, the rear garden opens from the sliding doors to a flagstone patio seating area while a predominantly laid to lawn garden reaches beyond this with planting borders, tall hedge and bamboo edges for additional privacy with a pathway to the rear left which leads you behind the neighbouring property to a timber fence opening on to the driveway and garage.

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 also have the Longwater Retail Park just a 10 minute drive away, offering a full range of retail outlets. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

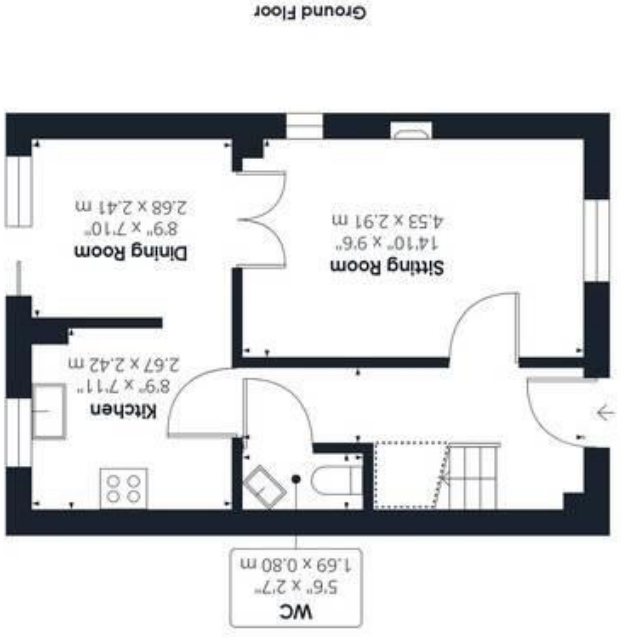
FIND US

Postcode : NR5 9LY

What3Words : ///trick.crab.fever

VIRTUAL TOUR

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



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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Reduced headroom
27.66 ft²
2.57 m²

Approximate total area[™]
727.98 ft²
67.53 m²