

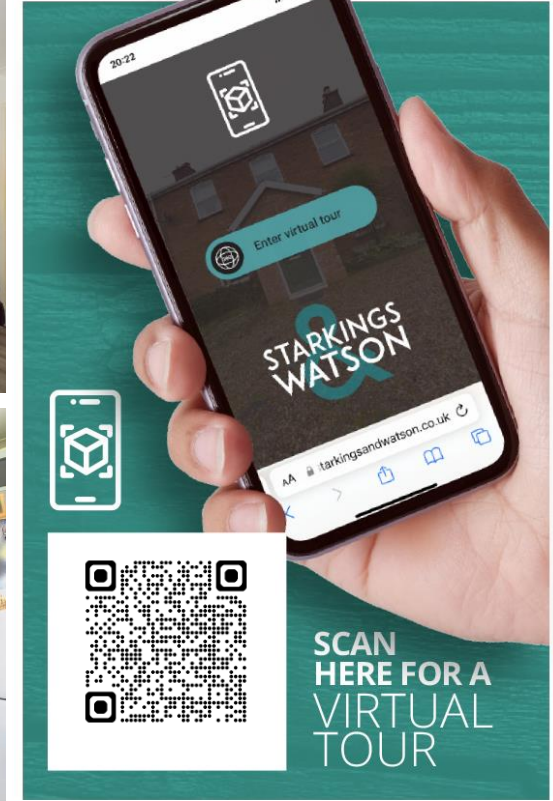
WHITE WOMAN LANE

Norwich NR6 7JA

Freehold | Energy Efficiency Rating : C

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

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**STARKINGS
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- Mid-Terraced House
- 14' Dual Aspect Sitting Room
- 2022 Installed Kitchen/Breakfast Room
- Three Bedrooms
- New Flooring Throughout In 2023
- External Timber Building
- Private Rear Garden
- Off Road Parking & Garage With Electric

IN SUMMARY

Benefiting from very RARE OFF ROAD PARKING and a GARAGE to the rear, this MID-TERRACED home offers a little over 700 Sq. Ft of accommodation plus an EXTERNAL TIMBER BUILDING, ideal for a HOME OFFICE or extra relaxation spot. Entering via the PORCH ENTRANCE you are met with a DUAL ASPECT SITTING ROOM backing into the PRIVATE REAR GARDEN and 2022 installed OPEN PLAN kitchen/breakfast room sitting adjacent, THREE BEDROOMS and the family bathroom can all be found on the first floor all benefiting from 2023 FITTED FLOORING throughout the property.

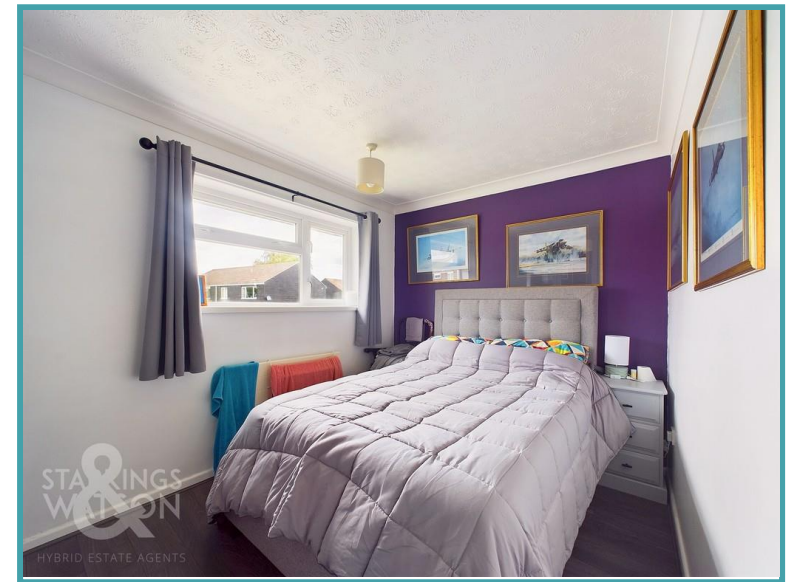
SETTING THE SCENE

The property sits set back from the road with public bay parking to the front leading to a grass frontage split by the access path leading to the porch entrance. The driveway and garage can be found by turning into Lovett Close and following the road to the left. The garage can be found with a shingle frontage before the row of three garages where the one for this property sits in the middle. The garage also has full

electric inside, the only one in the row with this.

THE GRAND TOUR

Stepping into the porch entrance first, the ideal spot to slip off coats and shoes before heading in you can find the dual aspect sitting room directly in front of you, with all new wooden effect flooring underfoot. With sliding uPVC double glazed doors into the rear garden, this sizeable room allows for a choice of layout of soft furnishings and also allows access to the stairs for the first floor. following the property past the stairs, you will find the kitchen/breakfast room, only being fitted in 2022 this space is in great decorative order and also comes with a dual aspect allowing for additional natural light with an array of wall and base mounted storage giving way for a large gas range oven and hob with extraction above, tiled splash backs and handy breakfast bar. Heading to the first floor, the landing has recently been decorated with new flooring and decorative panelling and also gives access to all three bedrooms plus the three piece family bathroom with Victorian style decorative tiling, roll-top bath and integrated storage cupboard. The smaller of the three bedrooms currently serves as a study/home office, with a gas radiator and large double glazed window overlooking the rear garden, this versatile space could be used as a third bedroom or nursery. The two large bedrooms are almost identical in size and both benefit from the same newly installed wooden effect flooring, large uPVC double glazed windows overlooking the front of the property and built in wardrobes.



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THE GREAT OUTDOORS

The rear garden has undergone multiple alterations to make this a wonderfully social space, ideal for enjoying the warmer months. Immediately to the rear of the property is a flagstone patio seating area which is half covered by an extended awning leading to a shingle garden with colourful planting borders with an array of wildflower and herbs. Within the garden is a generous wooden outbuilding suitable for many uses such as a potential home office, reading room or external sitting room with a shed space included for additional storage at the very rear of the garden.

OUT & ABOUT

Old Catton is a popular north suburb of Norwich, benefiting from a range of local amenities including shops and schooling. There is a regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by.

FIND US

Postcode : NR6 7JA

What3Words : ///school.water.amused

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.

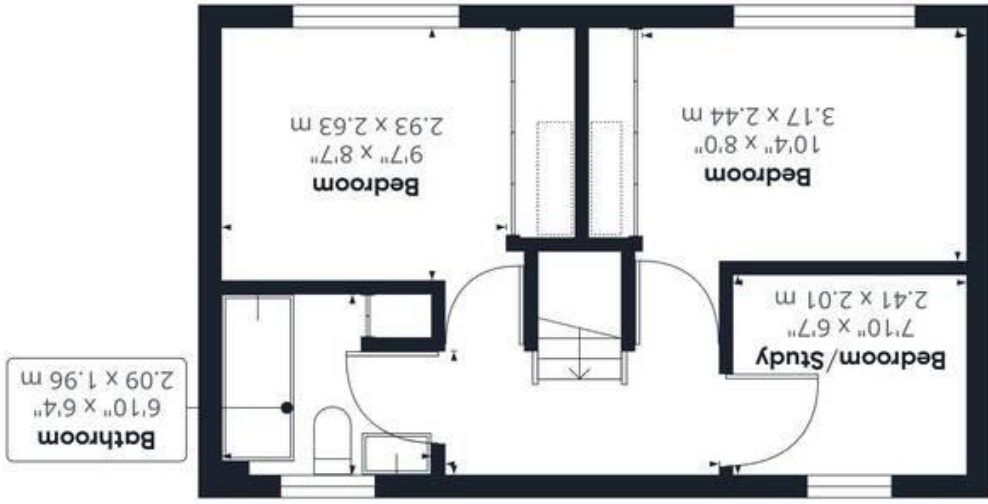
Price:



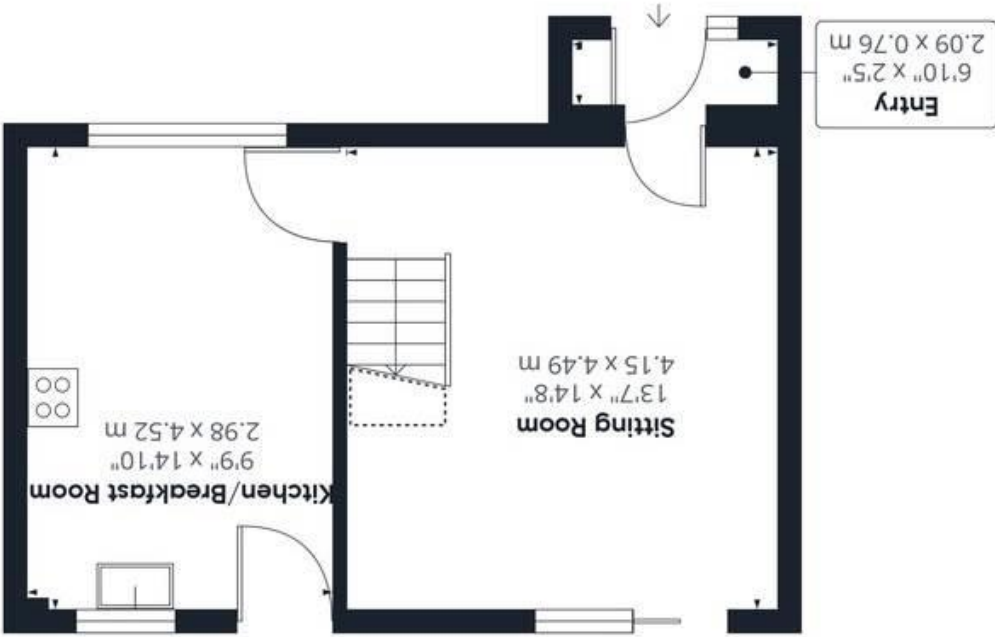
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Floor 1 Building 1



Ground Floor Building 1



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

Approximate total area^m
700.07 ft²
65.04 m²
Reduced headroom
15.39 ft²
1.43 m²