



Norwich Road, Norwich - NR5 0LG





## Norwich Road

Norwich

Occupying a well proportioned 0.13 ACRE PLOT (stms), this DETACHED CHALET STYLE HOME offers privacy with its WRAP AROUND GARDEN on a CORNER PLOT including AMPLE GATED PARKING. GENEROUS LIVING SPACE internally includes a spacious 19' DUAL ASPECT sitting room creates a wonderful space for all the family to relax, accompanied by a separate OPEN PLAN kitchen/dining room with ample storage and floor space for a formal dining table leading to a boiler room. On the ground floor a newly fitted 2023 SHOWER ROOM can be found just off the widened hallway. The first floor gives way to THREE BEDROOMS plus a separate W.C.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Detached Chalet Style Home
- Approx. 0.13 Acre Plot (stms)
- 19' Dual Aspect Sitting Room
- Generous Open Plan Kitchen/Dining Room
- Three Bedrooms
- 2023 Fitted Shower Room
- Ample Off Road Parking
- Wrap Around Private Gardens

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

#### SETTING THE SCENE

This property is tucked away and accessed from Gunton Lane via brick and timber borders with a iron gate allowing for secure access onto the brick weave driveway suitable for parking of multiple vehicles. Stepping into the pitched and tiled carport area will lead you directly to the front door whilst the wrap around garden continues to your right and to the rear of the home.



## THE GRAND TOUR

The central hallway within the property grants access to all spaces on the ground floor with widened hallways ideal for those with accessibility or mobility issues with stairs leading directly to the first floor. The left of the home is occupied by a spacious, bay fronted sitting room with large floor space fully carpeted allowing for a formal sitting room suite and other additional furnishings. There is even potential here to create a ground floor bedroom while still leaving a generous sitting room if needed. At the end of the hallway is the 2023 installed shower room, fully tiled with a frosted glass window to the rear of the property and corner shower unit with ample vanity storage. The property opens up at the right of the hallway into a fantastic space currently formed of the kitchen and dining room. Tiled flooring lays underfoot whilst multiple double glazed windows adorn the walls and an array of wall and base mounted storage gives way to an integrated gas hob with extraction above and dual eye level ovens. There is additional plumbing for a washing machine and dishwasher with additional floor space for a formal dining table in front of the boiler room and access door into the rear garden. The first floor landing gives access to all of the living accommodation on the first floor as well as a two piece separate WC with Velux window above and wall mounted radiator plus additional storage cupboards. The larger of the bedrooms sits to your left as you enter with field views through the large double glazed window and double built in wardrobes at the end of the room. The second bedroom is found on the adjacent side of the hallway with part vaulted ceilings, offering ample space for a double bedroom and additional storage units whilst the smaller of the bedrooms sits next door again with carpeted flooring underfoot, uPVC double glazed windows to the front and built in storage cupboard.

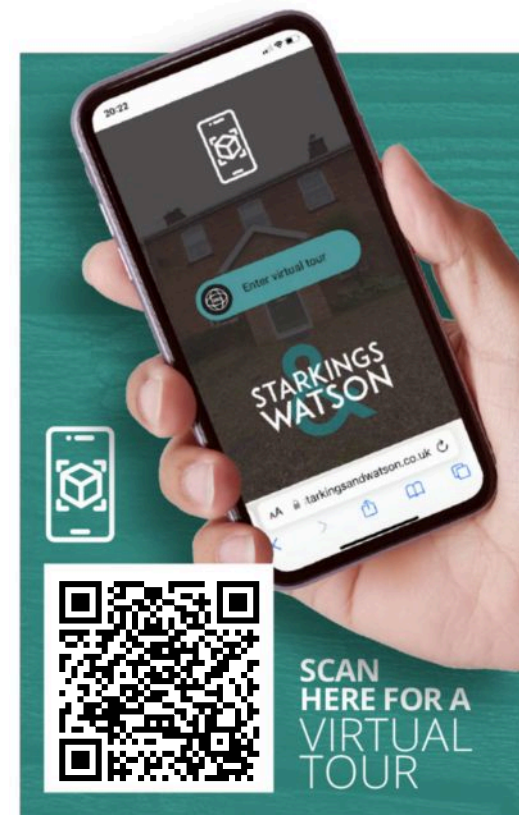
## FIND US

Postcode : NR5 0LG

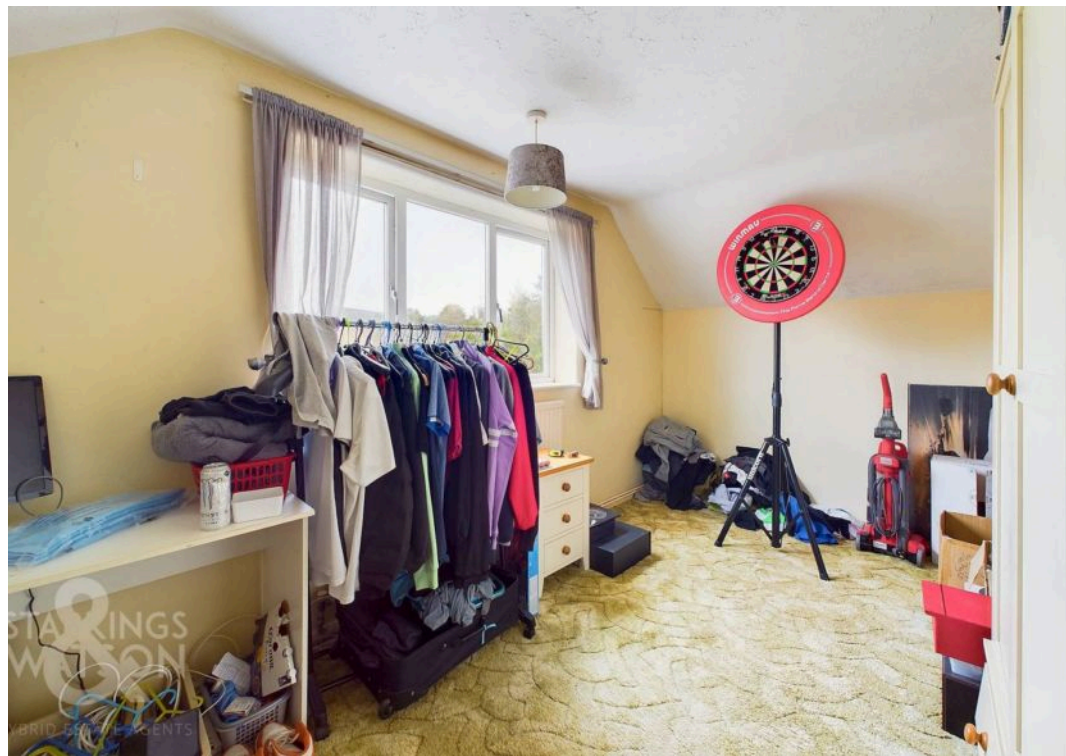
What3Words : ///sooner.wiped.bunch

## VIRTUAL TOUR

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











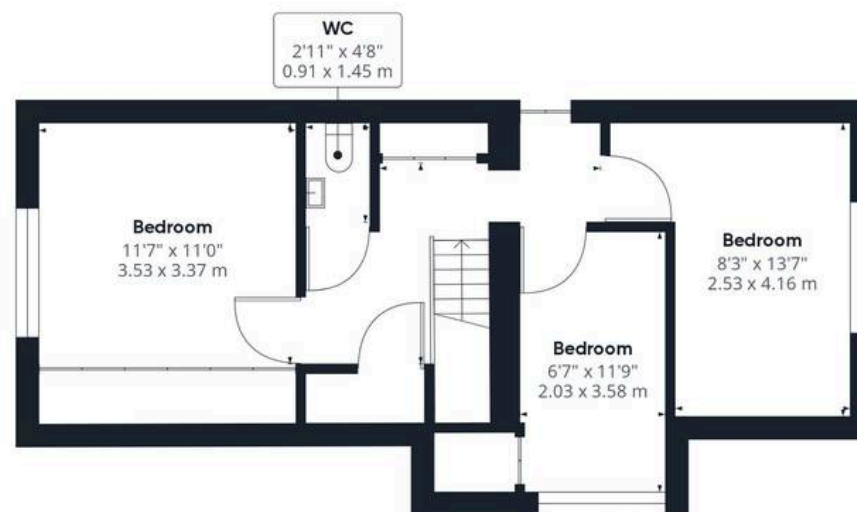
## THE GREAT OUTDOORS

Externally, the property benefits from occupying a corner plot by offering a wrap around garden space predominantly laid to lawn with a raised patio area to the very rear of the property whilst also housing timber storage sheds and providing separate access gates onto Norwich Road.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1223.32 ft<sup>2</sup>

113.65 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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