

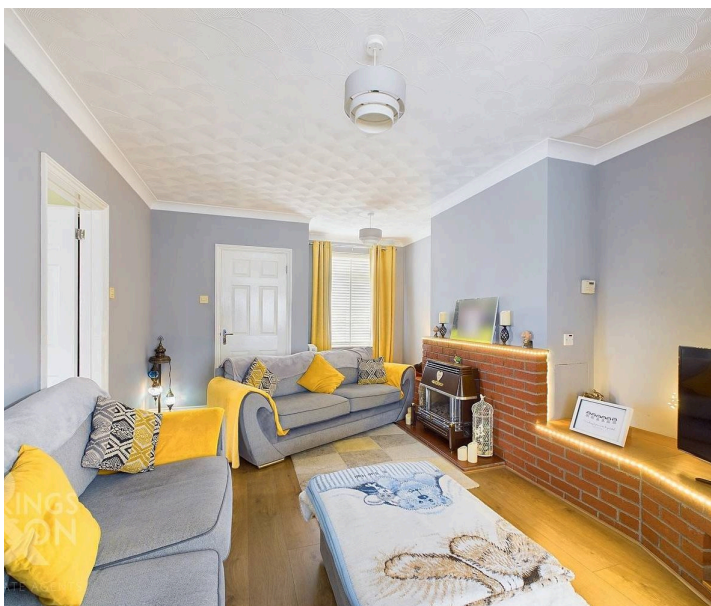


Jex Road, Norwich - NR5 8XQ

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Jex Road

Norwich

Presented in EXCELLENT ORDER, this SEMI-DETACHED home is found on a popular CUL-DE-SAC in NR5 and features extended accommodation to the rear. Internally you will find an entrance hallway with a well furnished main sitting room to the front. There is an EXTENDED garden/family room to the rear offering excellent extra reception space as well as inner hallway and a WELL FITTED MODERN KITCHEN. completing the ground floor is the family bathroom. On the first floor there are THREE AMPLE DOUBLE BEDROOMS off landing. Externally, the property offers a fantastic enclosed rear garden ideal for entertaining with the addition of a PURPOSE BRICK BUILT BAR and pleasant lawns and patio. The provides excellent access to the city, UEA and Norfolk & Norwich Hospital.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G



- Extended Semi-Detached Home
- Popular Residential Location Close To UEA
- Sitting Room & Large Dining/Family Room
- Separate Renovated Kitchen
- Three Double Bedrooms
- Enclosed & Private Rear Garden
- Purpose Built Outside Bar/Entertaining Space
- Presented in Excellent Order Throughout

Located on the fringe of Norwich City, this property is ideally placed within convenient distance to the main shopping district, University of East Anglia, Norfolk and Norwich hospital, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

#### SETTING THE SCENE

The house is approached via a pedestrian access to the front with steps up from the road to the main entrance door to the front. There is a front lawn and side gate leading to the rear garden. Parking can be found on road to the front.

#### THE GRAND TOUR

Entering via the main entrance door to the front there is a small entrance lobby with stairs to the first floor landing as well as access to the main sitting room.



The sitting room offers a window to the front as well as brick fireplace housing a gas fired back boiler. The sitting room provides access to the extended garden room beyond as well as to the internal hallway. The garden room provides excellent extra reception space for all the family and could be used in a number of ways. There is also direct access to the garden from here. The inner hallway provides access to the bathroom with a bath and shower over as well as W/C and hand wash basin. Beyond is an understairs cupboard with room for storage as well as the fitted kitchen. The kitchen features a range of wall and base level units with wood effect worktops over. There is space for a freestanding oven as well as integrated dishwasher, fridge and washing machine. Heading up to the first floor landing there is a built in cupboard and access to the three bedrooms off landing. All three rooms are comfortable double rooms.

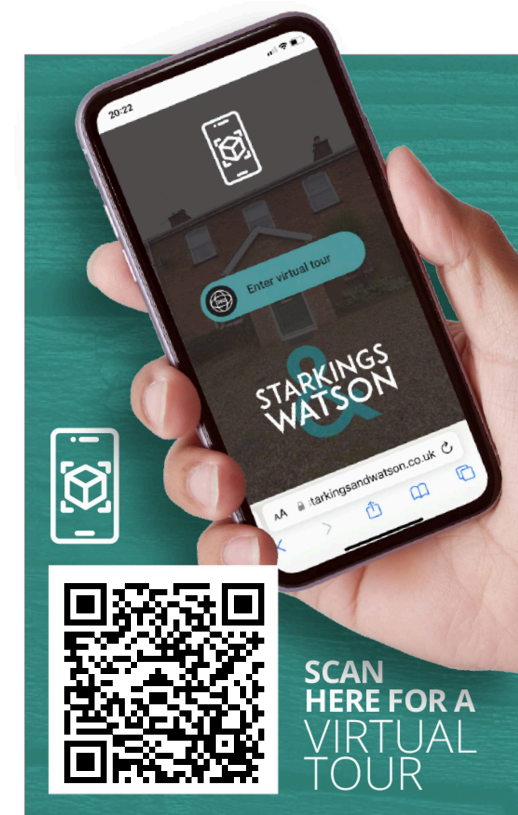
#### FIND US

Postcode : NR5 8XQ

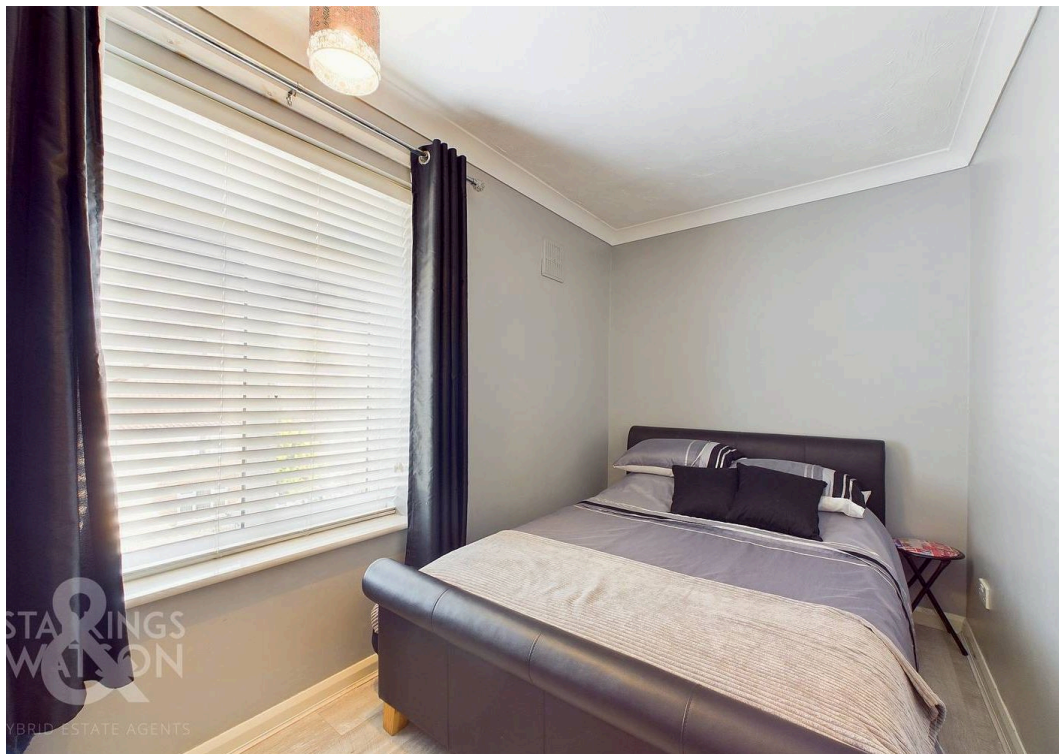
What3Words : ///buddy.amount.wires

#### VIRTUAL TOUR

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







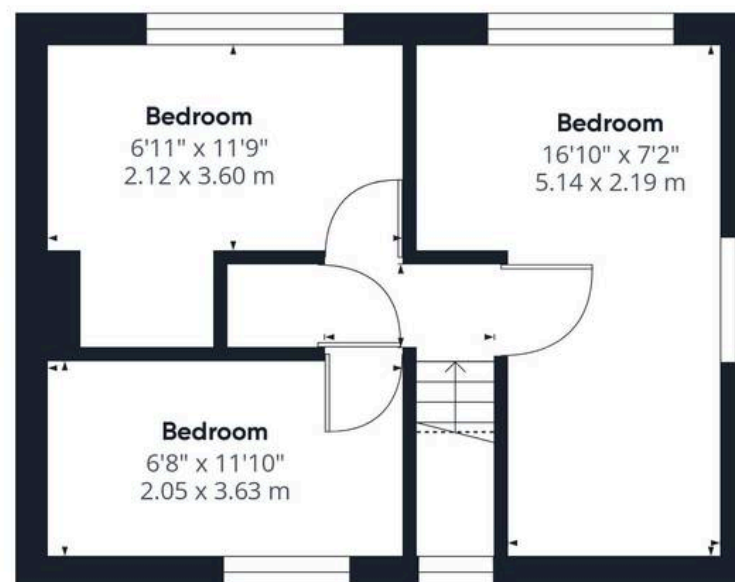
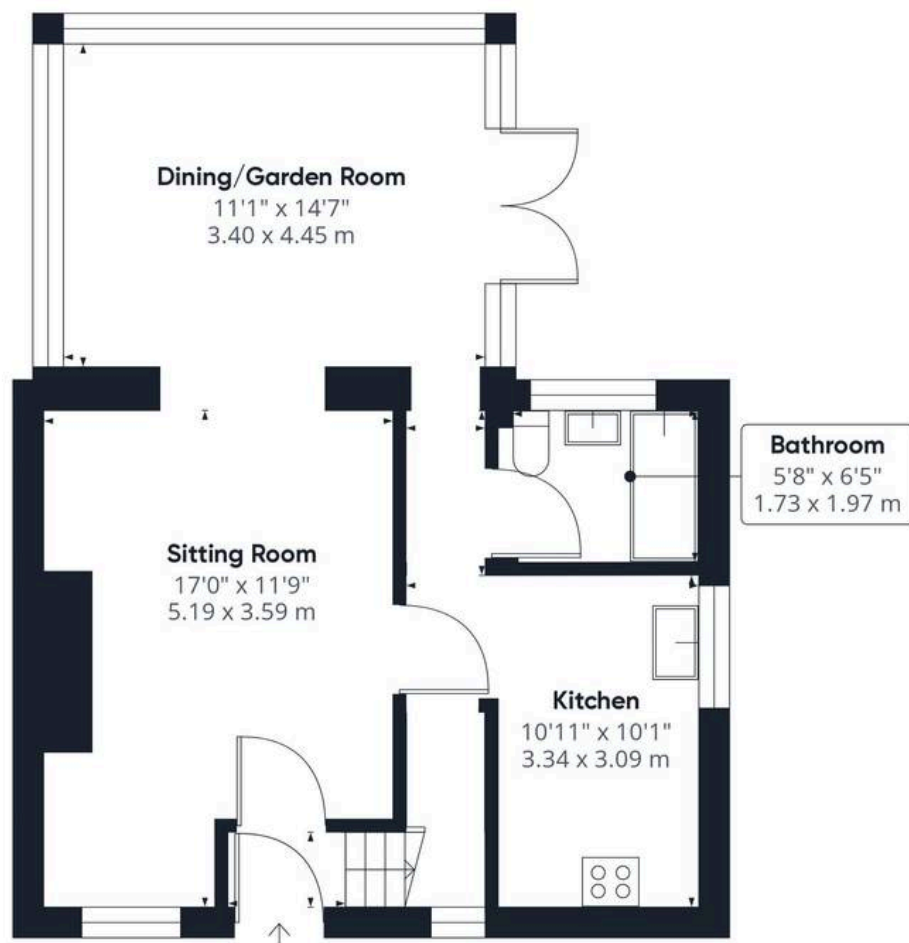




## THE GREAT OUTDOORS

The enclosed rear garden has been landscaped creating an excellent entertaining space split over three levels. There is an initial patio area leading from the garden room extension with steps up to the main section of garden where you will find lawns and further patio areas as well as the fantastic purpose brick built bar/outdoor kitchen. The bar makes an excellent entertaining space with space for fridges and a cooking area. The final section of garden is laid to lawn with a useful timber shed.





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

885.88 ft<sup>2</sup>

82.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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**





## Starkings & Watson Hybrid Estate Agents

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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 and 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.