



Stirling Road, Norwich - NR6 6GF

**STARKINGS
&
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HYBRID ESTATE AGENTS



Stirling Road, Norwich, Norfolk

A well proportioned and tastefully decorated DETACHED FAMILY HOME reaching some 1430 Sq. Ft in total (stms) with many well sized living spaces creating a VERSATILE living space, ideal for modern family living. The ground floor boasts an open KITCHEN/BREAKFAST ROOM with INTEGRATED APPLIANCES leading to a UTILITY ROOM and 2023 INSTALLED GAS BOILER. The adjacent side of the property comprises the 14' DUAL ASPECT DINING ROOM and separate 21' DUAL ASPECT SITTING ROOM all served by a ground floor WC. The first floor landing leads you into all FOUR BEDROOMS as well as the FAMILY BATHROOM and storage cupboard. The larger of the bedrooms sits towards the rear of the home with a DUAL ASPECT, built in wardrobes and EN-SUITE shower room. The rear garden is FULLY ENCLOSED with a TREE LINED rear aspect for privacy with OFF ROAD PARKING and a DOUBLE GARAGE to the side of the home also.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home
- Floor Space Measuring Over 1430 Sq. Ft (stms)
- Separate 21' Sitting Room & 14' Dining Room
- Four Bedrooms
- Family Bathroom, En-suite & Cloakroom
- Tree Lined Aspect To The Rear
- Fully Enclosed Rear Garden
- Driveway & Garage



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

SETTING THE SCENE

The property stands out proudly from the street with a neat and manicured frontage, predominantly lawned and wrapping from side to side with a larger allocation of space to the left hand side of the property. Access to the driveway and garage can be found to the right of the home with a gate directly into the garden and centralised main access door with awning above.

THE GRAND TOUR

Once inside you are met with a bright and neatly decorated central hallway with stairs leading to the first floor and all accommodation on the ground floor accessed via this hallway. Immediately to your right is the ground floor WC complete with handwash basin and radiator. Continuing down the hall and turning to your right is the kitchen/breakfast room with tiled flooring offering space for a breakfast table in front of the uPVC French doors into the rear garden. This flooring leads to an array of wall and base mounted storage units complete with tiled splashbacks featuring integrated appliances including dual ovens and five ring gas hob with extraction above. A separate utility room sits just off from the kitchen and currently houses additional matching storage units with plumbing for a washing machine, space for tumble dryer and the wall mounted the gas combination boiler which was installed in 2023 with further access door to the garden. Sitting adjacent to the entrance for the kitchen is the separate dining





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room, a large dual aspect space with carpeted flooring suited for a formal dining table which could potentially be opened into the sitting room beyond if a more open plan feel is preferred. The sitting room sits at the rear of the home with a dual aspect complete with generous carpeted floor space ideal for a choice of soft furnishings with large radiators below the uPVC double glazed windows and French doors into the rear garden. The first floor landing grants access to all four bedrooms as well as a built in storage cupboard with the three piece family bathroom suite at the end of the hallway coming complete with a shower head mounted over the bath with a glass screen, radiator below the frosted glass window to the rear garden and offering tiled flooring. The larger of the bedrooms sits above the sitting room with part vaulted ceilings and a dual aspect allowing natural light to pour into the room with a large carpeted floor space giving way to a double bed and additional storage solutions whilst at the front of the room built in storage wardrobes can be found as well as access into the en-suite shower room again with part vaulted ceilings and wall mounted radiator. The second bedroom sits towards the front of the property, another dual aspect room with built in wardrobes and carpeted flooring whilst the two smaller bedrooms sit further down the hallway both with front facing aspects, one being a smaller sized double bedroom and the other being a very good sized single bedroom ideally suited to a home office, nursery or bedroom with built in wardrobe.

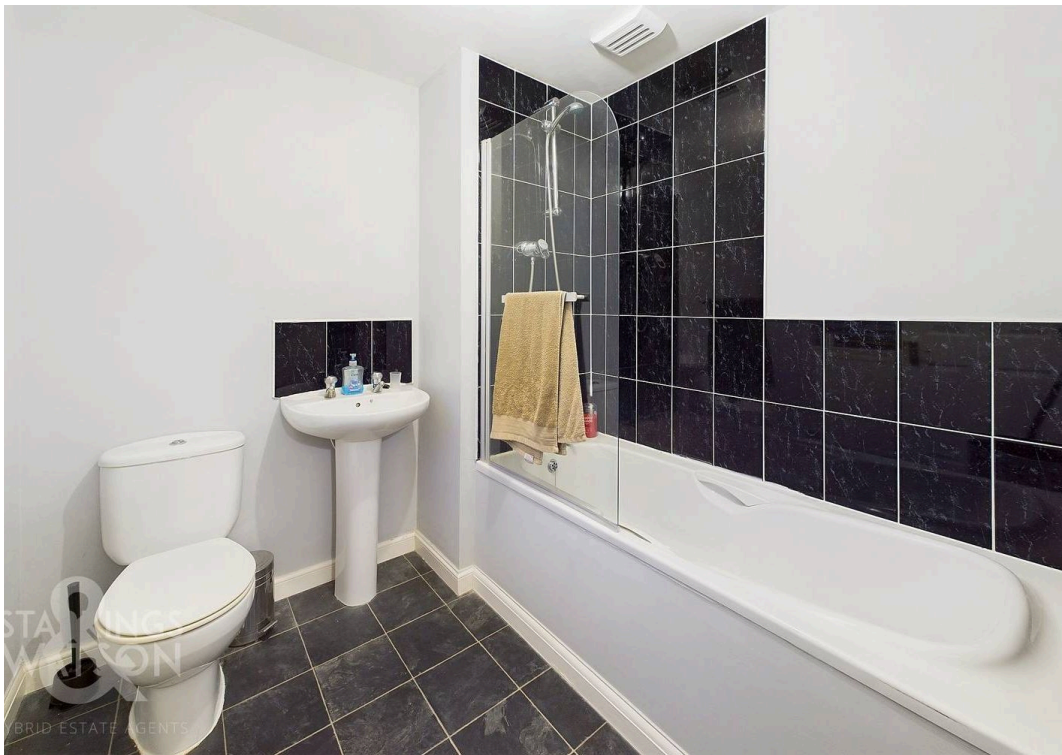
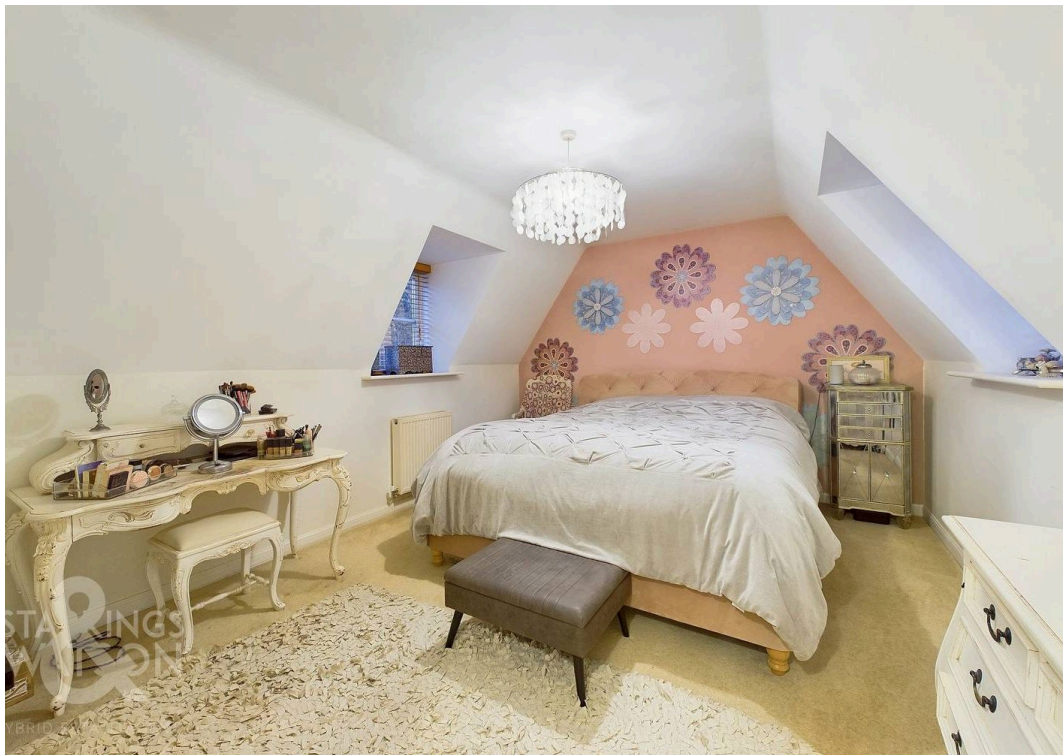
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THE GREAT OUTDOORS

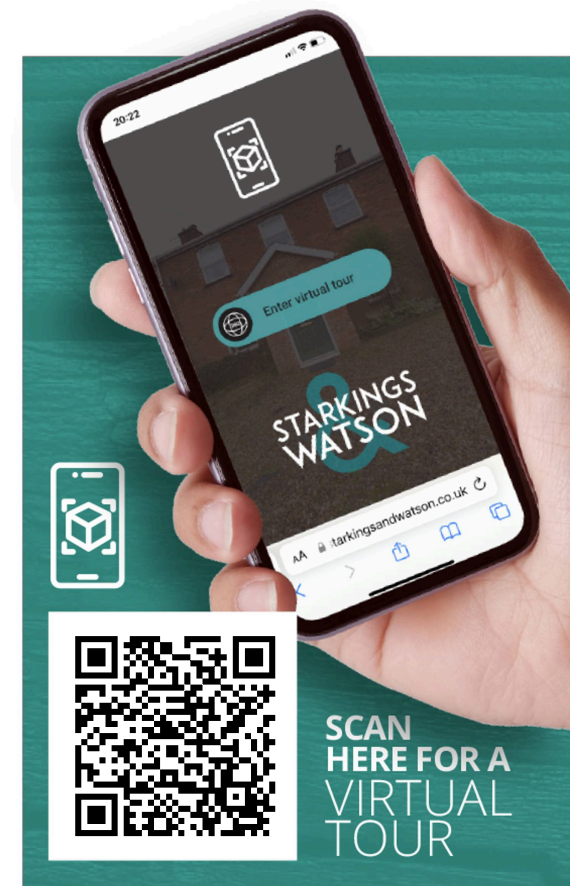
The rear garden is fully enclosed on all sides and to the rear predominantly laid with lawn. The space is backed with a tree lined aspect with access directly into the garage via uPVC French double glazed doors and access gate to the driveway.

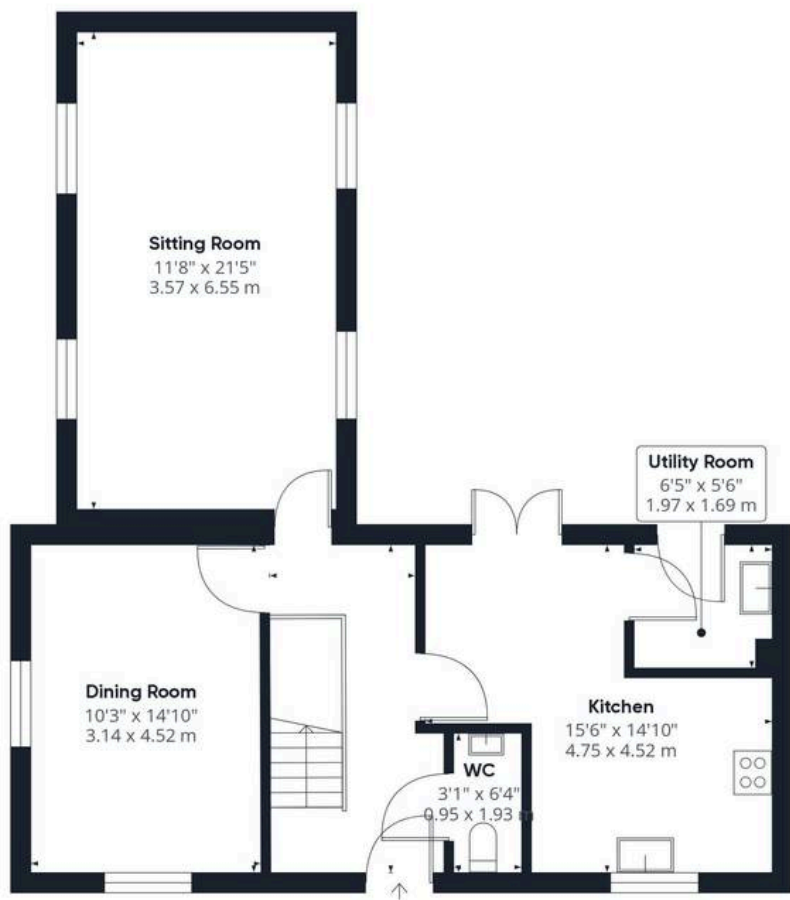
DRIVEWAY - 2 Parking Spaces

DOUBLE GARAGE - 2 Parking Spaces

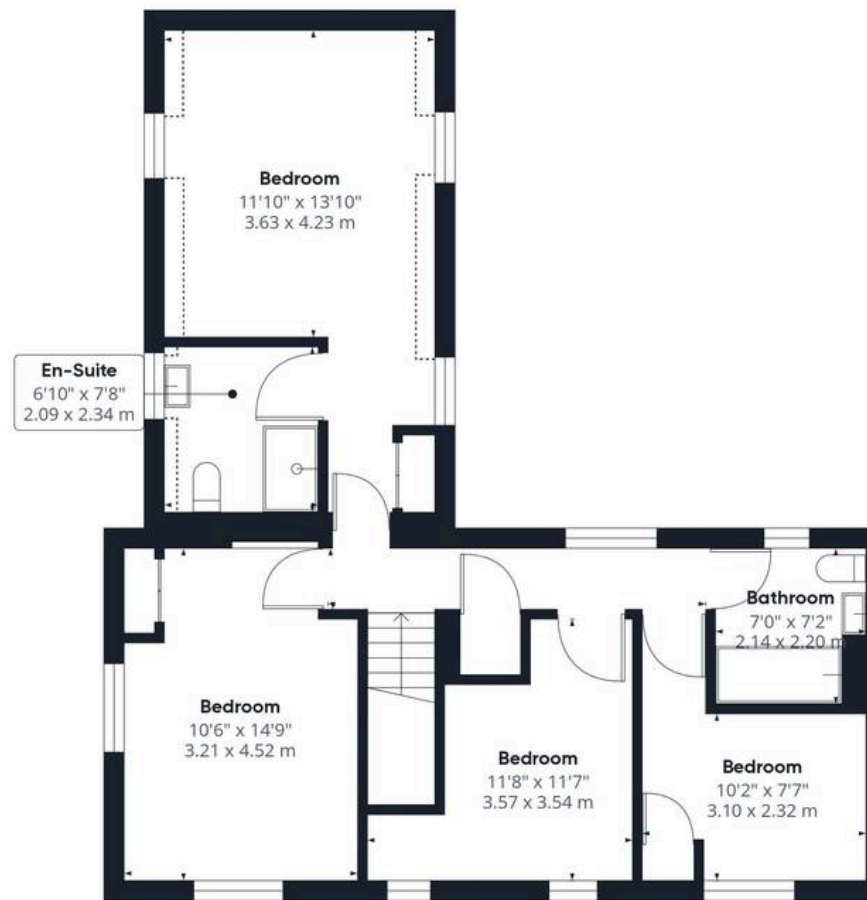
VIRTUAL TOUR

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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1430.75 ft²
132.92 m²

Reduced headroom

19.99 ft²
1.86 m²

(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.

GIRAFFE 360



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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 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.