



Overbury Road, Norwich - NR6 5LB

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HYBRID ESTATE AGENTS



Overbury Road

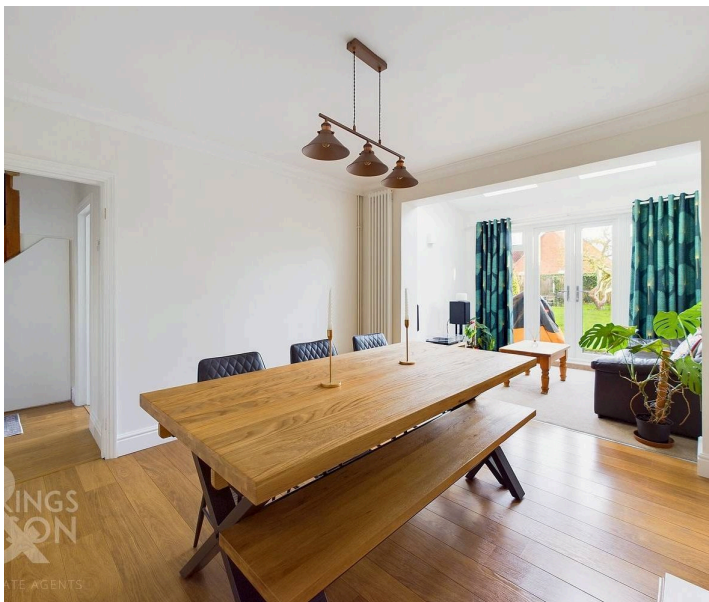
Norwich

Offered in immaculate condition, this SEMI-DETACHED family home had been lovingly redecorated by the current owners to create a welcoming and attractive décor throughout. The living space reached a little over 1220 Sq. Ft (stms) including the repurposed garage space, now functioning as an EXTERNAL HOME OFFICE. The ground floor is occupied by a BAY FRONTED sitting room featuring a WOOD BURNER where a 20' DINING ROOM sits behind, courtesy of a historic extension, making this a versatile living space ideal for families and friends. The kitchen sits next door, also extended to the rear with a range of INTEGRATED APPLIANCES. The first floor hosts THREE BEDROOMS as well as a FOUR PIECE BATHROOM suite with ample BUILT IN and VANITY STORAGE units. The property is served by a shingle driveway offering ample OFF ROAD PARKING while a PRIVATE garden extends to the rear.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Semi-Detached House
- External Home Office
- Extended To The Rear
- 20' Dining Room & Bay Fronted Sitting Room
- Extended Kitchen With Integrated Appliances
- Four Piece Family Bathroom
- Private & Enclosed Rear Garden
- Off Road Parking & External Storage

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

SETTING THE SCENE

The property emerges to your left hand side opening through a timber fence where a shingle driveway emerges allowing for parking of multiple vehicles and tall private double gates to the rear giving access for extra parking if desired towards the garage.



THE GRAND TOUR

Stepping inside you are first met with the neatly decorated and recently finished entrance lobby with all wooden effect flooring laid underfoot and coat storage to your left in front of the stairs. Immediately to your right you will find yourself in a welcoming bay fronted sitting room all neatly decorated with the same wooden effect flooring as in the hallways, leaving space for additional soft furnishings with a woodburner suited to those colder evenings. Slightly further down the hallway and to your right you will find yourself within the dining room with the same wooden effect flooring, leaving room for a formal dining suite with storage space leading through to a garden room extension, opening the floor space making this more conducive to busy families or for hosting friends, with Velux windows mounted in the ceiling and uPVC French double glazed doors into the rear garden. The kitchen comes towards the left of the home featuring an array of wall and base mounted storage units set around rolled edge wooden effect work surfaces that give way to integrated appliances including a five ring gas burner hob with modern extraction above, dual eye level ovens and a fridge freezer whilst leaving room plus plumbing for a washing machine. A separate access door to the left takes you towards the driveway while French doors open onto the rear garden patio. The central landing on the first floor grants access to all three bedrooms within the property as well as the four piece family bathroom suite featuring ample vanity storage, wall mounted towel rail and part tiled surround. The smaller of the bedrooms sits adjacent to the bathroom with all carpeted flooring laid underfoot. This neatly finished room has a front facing aspect, currently serves as a home office however would make the ideal single bedroom or nursery if desired. The two larger double bedrooms come on the same side of the property with the larger occupying a front facing aspect with radiator below the window and benefiting from dual built in storage wardrobes either side of the chimney breast.

The second double bedroom has views into the rear garden and leaves room for a sizable double bed and additional storage on carpeted flooring.

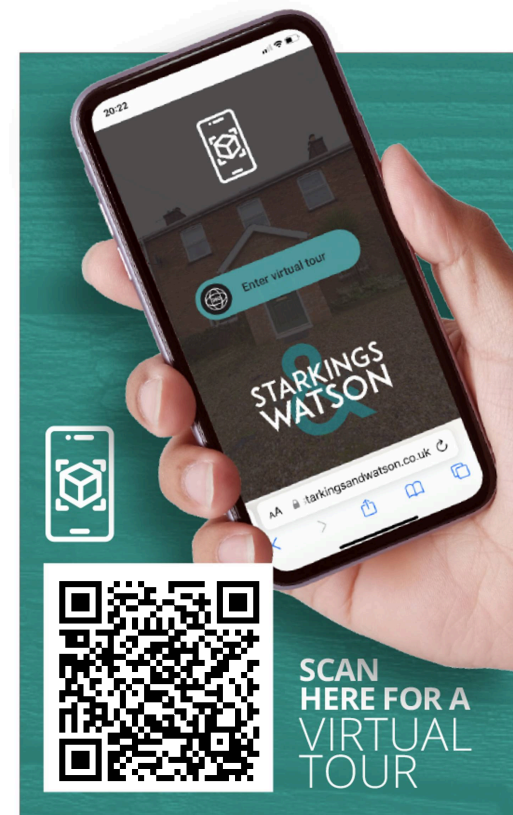
FIND US

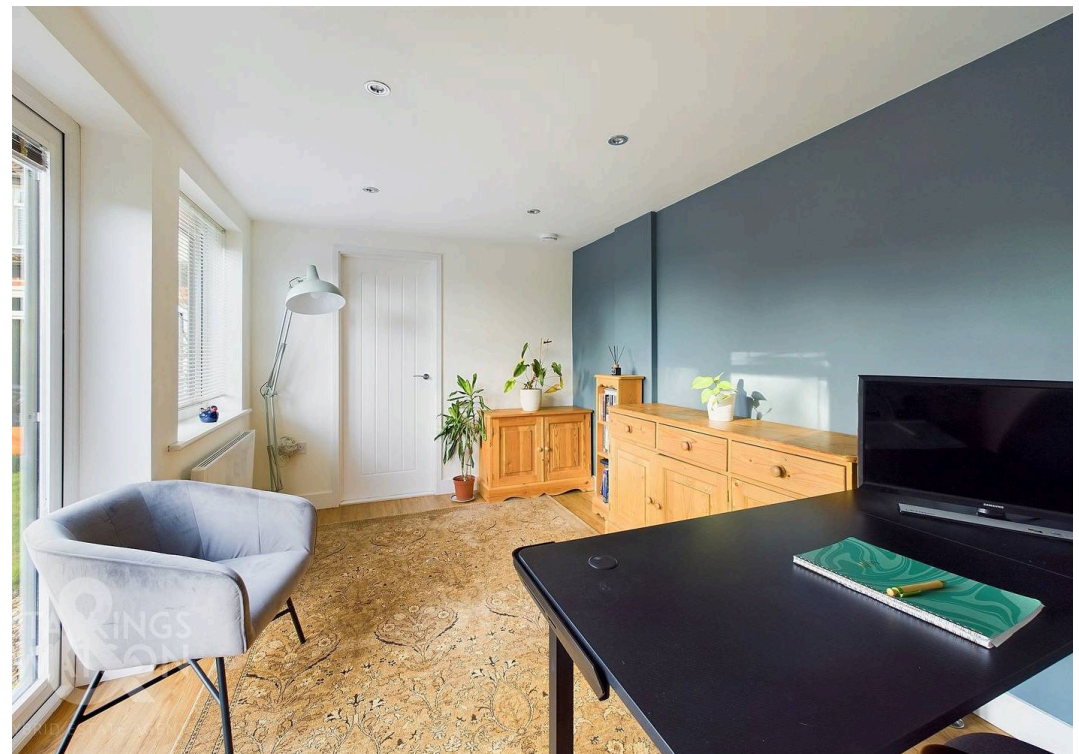
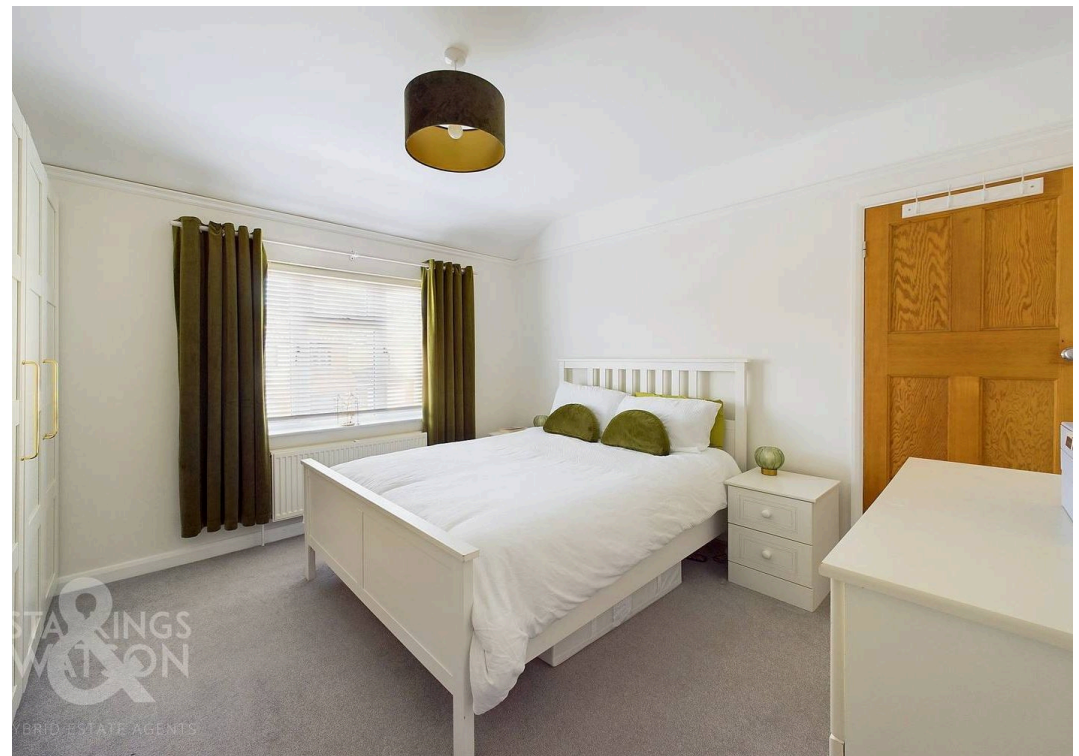
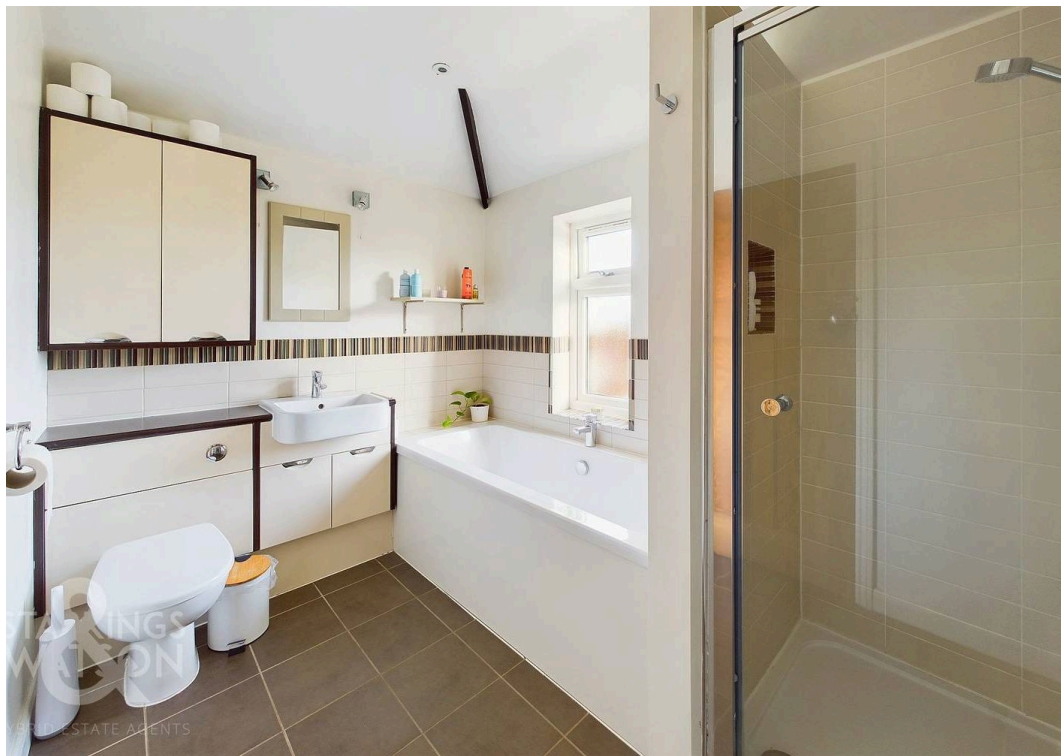
Postcode : NR6 5LB

What3Words : ///tiles.bowls.wiped

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Externally, the rear garden is fully enclosed on all sides and to the rear with timber fencing creating a private and fully enclosed lawn space with colourful planting borders to the side and rear. A circular patio occupies a space towards the rear of the garden as well as a vegetable planting beds. The old garage has been renovated and turned into a functional home office space, all fully insulated with functioning electrics and electric heating. Whilst this makes the perfect home office set up, the space could make for an external entertainment area or home gym if desired, where the front of the garage still remains as additional storage.

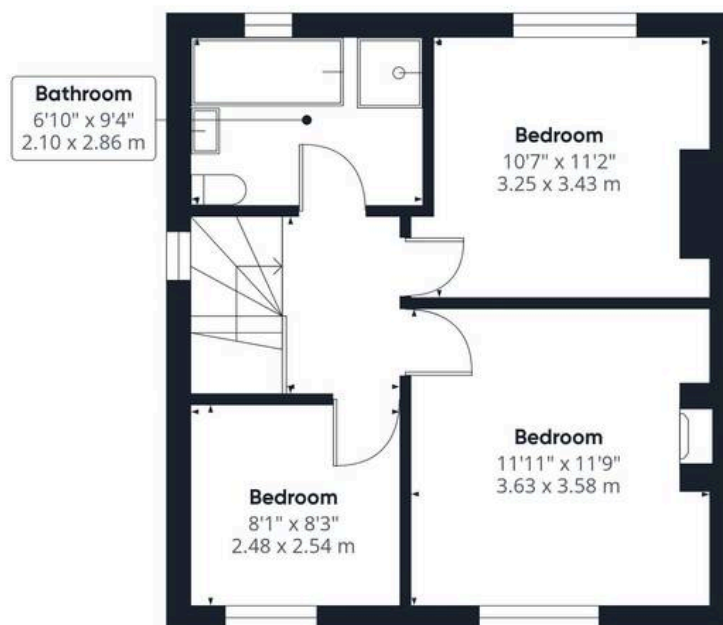
Driveway

2 Parking Spaces

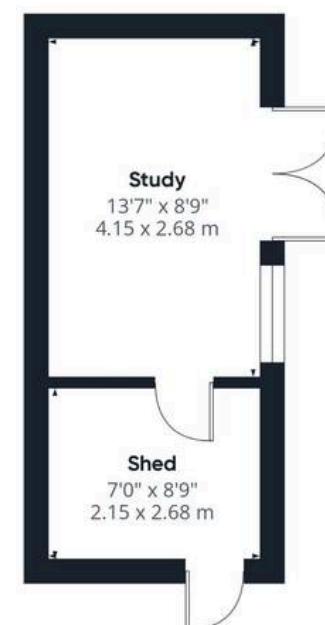




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1223.85 ft²
113.7 m²

(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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