



Clovelly Drive, Norwich - NR6 5EY



Clovelly Drive

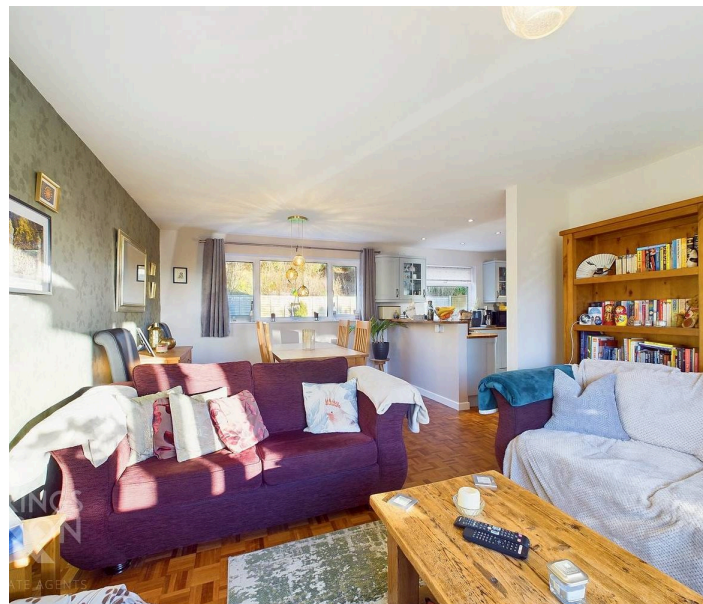
Norwich, NR6 5EY

Sitting on an ELEVATED PLOT with distant tree lined views over both the river Wensum and Tudd, this DETACHED HOUSE is offered with an EXTENDED frontage creating coat storage and ground floor WC with a DRIVEWAY and GARAGE to the side. The internal living space has been recently redecorated to offer PARQUET wood flooring through the majority of the ground floor which is offered in an OPEN PLAN way ideal for family living to include the sitting room, dining room and kitchen with INTEGRATED APPLIANCES and breakfast bar seating. The first floor gives way to THREE DOUBLE BEDROOMS all having use of the MODERN family bathroom suite. The rear garden is FULLY ENCLOSED with a tree lined aspect behind giving PRIVACY with door into the garage where plumbing for white goods can be found.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F



- Detached House
- Elevated Plot With tree Lined Aspect
- Open Plan Living Space
- Kitchen With Integrated Appliances
- Three Double Bedrooms
- Modern Family Bathroom & WC
- Fully Enclosed Rear Garden
- Driveway & Garage

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

Sitting towards the end of this quiet cul-de-sac, the property emerges to your right beyond a low level brick wall gently sloping upwards with a lawn frontage towards the extended front access. A driveway sits to the right, leading towards the detached brick garage.



THE GRAND TOUR

The entrance to the property is welcoming and generous complete with parquet wood flooring laid underfoot, this space creates the ideal area to take off coats and shoes before heading indoors with a pull-out storage wardrobe to the right of the two piece WC complete with decorative wallpaper and vanity storage. Travelling past the stairs for the first floor and immediately turning to your left, you'll find yourself within the brilliant open plan living space comprising the kitchen, dining room and sitting room. Initially the sitting room sits towards the front of the property with tree lined views beyond through the uPVC double glazed window where the parquet wood flooring continues to the rear to offer dining room seating space overlooking the rear garden. The kitchen flows effortlessly from this space with a mixture of wall and base mounted storage units set around wooden work surfaces that give way to integrated appliances such as a four ring gas burner hob, dual eye level ovens and a dishwasher. An additional storage cupboard offers a pantry style storage space with white goods located in the garage. The first floor landing allows access to all three of the bedrooms within the property as well as the fully modernized three piece family bathroom suite complete with shower bath and rainfall shower, low level radiator and fully tiled surround. The smaller of the three bedrooms sits towards the front of the home with tree lined views in the distance. This space currently functions as a home office however would easily accommodate either a single or double bed plus additional storage making it the ideal versatile space. The first of the double bedrooms sits towards the rear of the home again with a tree lined private aspect to at the back through the large uPVC double glazed window. The carpeted floor space allows for an array of additional storage as well as a large double bed. The larger of the bedrooms comes again towards the front of the home with ample carpeted floor space leaving room for soft furnishings with large uPVC to double glazed window to the front of the home, accentuating the distant views.

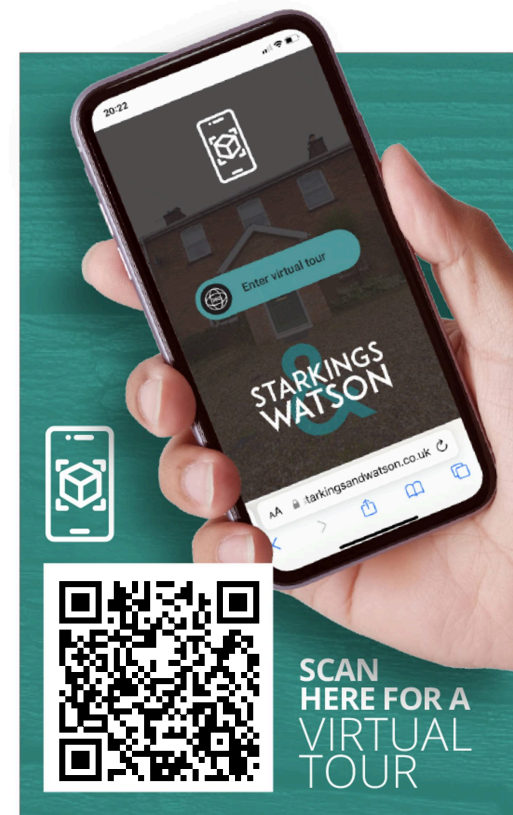
FIND US

Postcode : NR6 5EY

What3Words : ///bucks.punk.chins

VIRTUAL TOUR

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



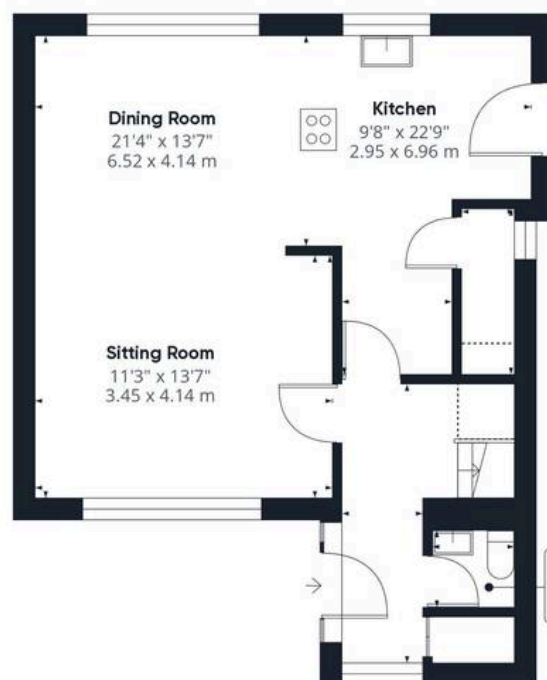




THE GREAT OUTDOORS

The rear garden is fully enclosed on both sides and to the rear with tall timber fencing. This space is predominantly laid to lawn with colourful planting borders surrounding the home and tall privacy giving trees to the very rear. Access to the garage via a door at the rear can be found, where white goods and plumbing currently house the washing machine and tumble dryer.





Ground Floor Building 1

WC
3'11" x 3'10"
1.20 x 1.17 m



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1147.77 ft²
106.63 m²

Reduced headroom

9.85 ft²
0.92 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.