



Donchurch Close, Norwich - NR5 9BQ



Donchurch Close

Norwich

NO CHAIN. Offered as the ideal FIRST TIME BUY or INVESTMENT, this property is a short walk from the UEA and Norfolk & Norwich Hospital as well as schools and all local amenities. With a versatile living space including a 17' SITTING ROOM leading into an all uPVC double glazed CONSERVATORY, the front of the home offers AMPLE STORAGE options with an external storage shed included. The KITCHEN sits to the left with BREAKFAST BAR seating and potential to open this space into the sitting room for a more OPEN PLAN space. The first floor landing splits to offers THREE BEDROOMS as well as a SHOWER ROOM and WALK-IN shower. The private rear garden is fully enclosed with lawn and hardstanding for a timber shed.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain
- Mid-Terrace House
- 17' Sitting Room
- All uPVC Double Glazed Conservatory
- Three Bedrooms
- Close TO UEA & Hospital
- Ideal First Time Buy or Investment
- Private Rear Garden

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You also have the Longwater Retail Park just a 10 minute drive away, offering a full range of retail outlets. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

SETTING THE SCENE

The property is found set back from the street with a concrete frontage giving way to raised planting beds on either side with access to a large external storage space to the left and main access door to the right access to high and low level utility cupboards.



THE GRAND TOUR

Stepping indoors, the generously sized entrance lobby allows for storage behind closed doors to the left and large under the stair storage space also. Turning to your right, you will find yourself within the kitchen complete with a mixture of wall and base mounted storage units extending out to create a breakfast bar seating area whilst leaving room for white goods and appliances. A spacious sitting room extends to the rear of the home leaving ample room for a formal sitting room suite and dining table with an archway that could potentially be opened into the kitchen to create a more open plan feel if desired. The very rear of the home is currently home to the all uPVC double glazed conservatory overlooking the rear garden creating an extension of the home to be used as an additional living space.

The first floor landing allows access to all three bedrooms within the property as well as handy built in storage cupboard currently housing the boiler and the three piece shower room. The shower room itself has been fitted with all aqua boarding surrounding the walk in shower unit with additional vanity storage and low level radiator. The smaller of the bedrooms comes towards the front of the home as well with carpeted floor space suited for a single bed or potential nursery or study with the two larger bedrooms being found towards the rear of the home. Both rooms are similar in size in terms of square footage, however the room with the more conventional size would easily accommodate a double bed plus additional storage solutions whilst the second room to the right is also fitted with carpeted flooring and a tree lined aspect to the rear with ample floor space for a choice of single or double bed with additional soft furnishings around.

FIND US

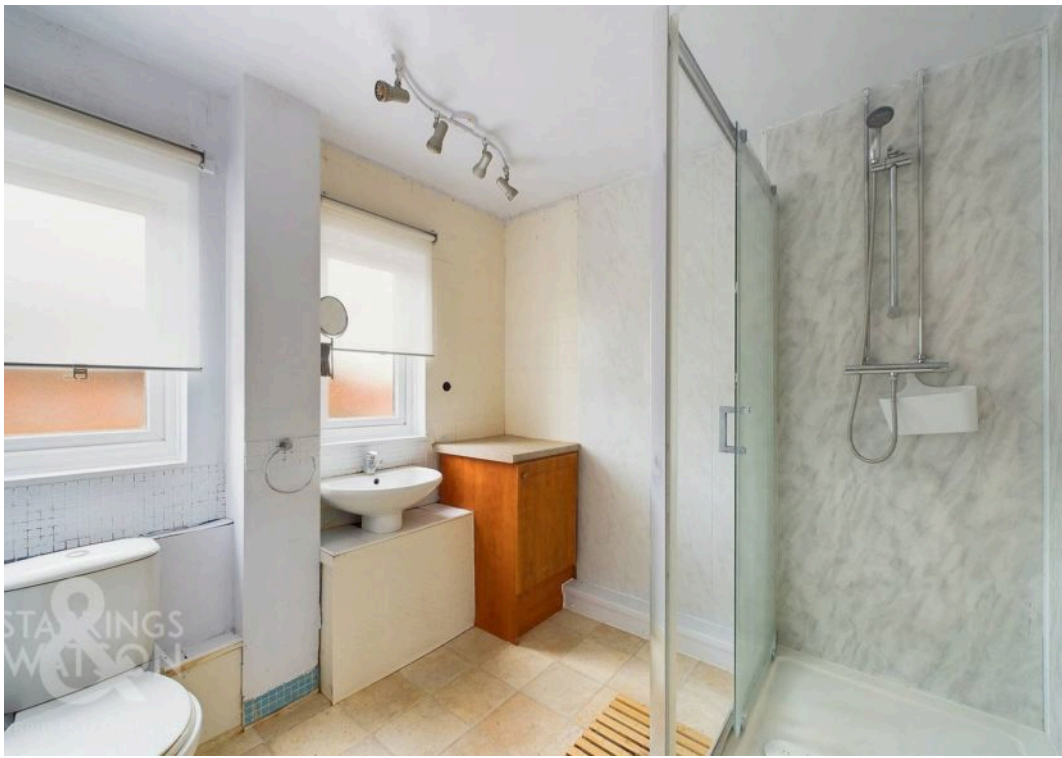
Postcode : NR5 9BQ

What3Words ://///accent.hurry.rainy

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 initially offering a gentle step up towards a lawn garden space where hard standing can be found for a timber shed and gentle concrete steps up take you towards a rear swinging access gate towards a footpath.

On street

1 Parking Space



Approximate total area⁽¹⁾

870.37 ft²

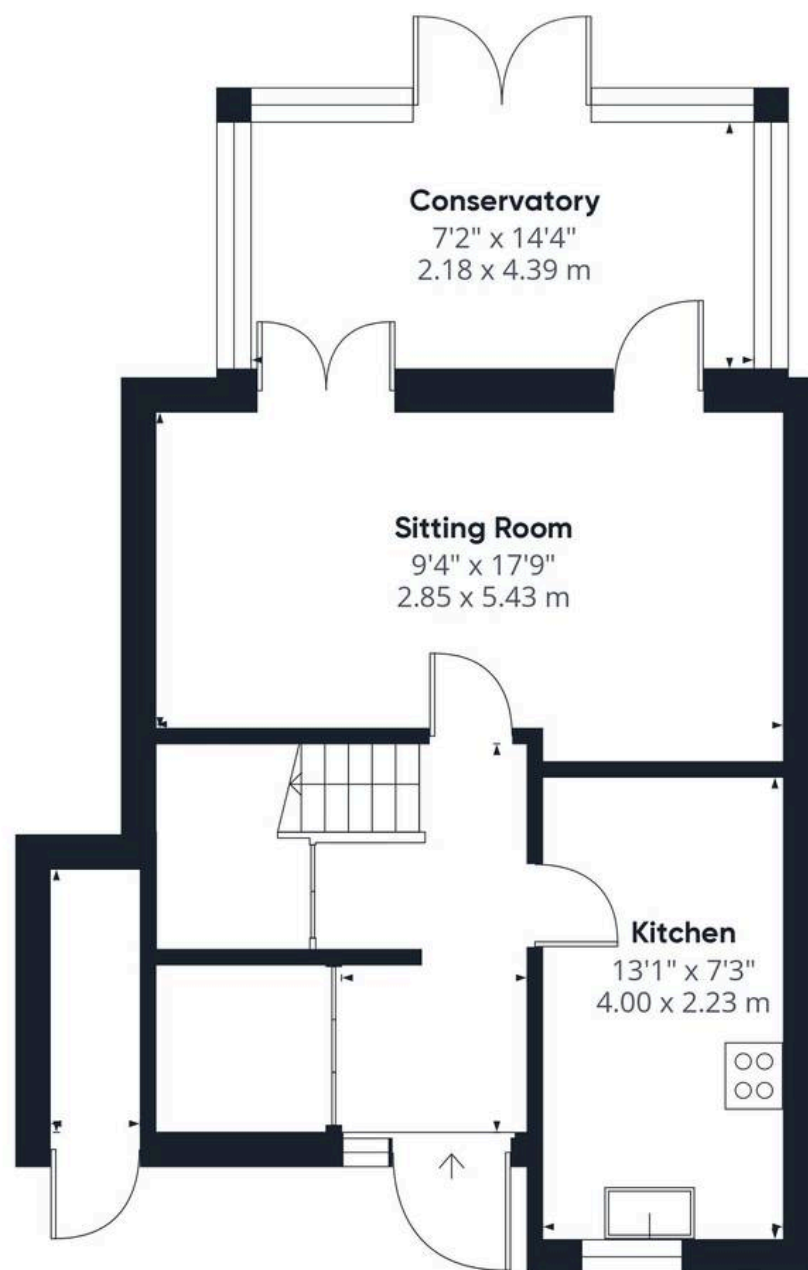
80.86 m²

(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 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



Floor 1



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