



Stylman Road, Norwich - NR5 9ET

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Stylman Road

Norwich, NR5 9ET

TUCKED AWAY in a CUL-DE-SAC setting, this DETACHED HOME has been LOVINGLY MODERNISED by the current vendors and offers TWO SPACIOUS RECEPTION ROOMS, NEWLY FITTED KITCHEN, PARKING for TWO CARS, SINGLE GARAGE and a FULLY LANDSCAPED GARDEN. Once inside the property, you will find an ENTRANCE HALL with AMPLE space to store COATS and SHOES, 14' SITTING ROOM, separate DINING ROOM, MODERN FITTED KITCHEN, and a SHOWER ROOM with space for WASHING MACHINE which completes the ground floor. Upstairs, the property offers THREE BEDROOMS, airing cupboard, and FAMILY BATHROOM. OUTSIDE the garden has been LOVINGLY restored and offers a SPACIOUS PATIO AREA with RAISED PLANTERS and GRAVEL BORDERS, along with RAISED DECKED AREA and PERGOLA ABOVE. The SINGLE GARAGE can be ACCESSED via the GARDEN and the front of the property. PARKING for TWO CARS can be found to the front and SIDE of the property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Semi-Detached House
- Fully Refurbished Accommodation
- Tucked Away Position
- Sitting Room Leading to Dining Room
- Kitchen with Integrated Appliances
- Separate Bathroom & Shower Room
- Low Maintenance Gardens
- Driveway & Garage

The Norwich City suburb of Clover Hill and Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools. This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich Hospital and the University of East Anglia.

SETTING THE SCENE

The property is found tucked away on a separate part of the street with a large brick weave drive leading towards shingle frontage in front of the brick garage creating off road parking with additional space in front of the home. Well maintained borders sit towards the front of the home with a tiled and pitched awning sat above the main entrance door.



THE GRAND TOUR

Stepping indoors, the entrance hallway allows the perfect space to slip off coats and shoes where attractive decorative panelling adorns the walls with a frosted glass window to the side of the home. To your right, the sitting room emerges with herringbone style flooring laid underfoot and large open floor space conducive to a choice of layout of soft furnishings. A large uPVC double glazed window sits towards the front of the home allowing the room to fill with natural light. Through from here the property opens up in the form of a separate dining room complete with wood effect flooring laid underfoot leading towards the kitchen space where a mixture of wall and base mounted storage units are set around rolled edge work surfaces with tiled splashbacks leaving room for integrated appliances which include inset oven and hob with fridge/freezer. A lobby towards the rear of the home allows instant access to the rear garden through uPVC double glazed French doors as well as the three piece shower room fitted with a low level radiator, additional vanity storage plus plumbing for a washing machine. The first floor landing grants access to all three double bedrooms as well as a further three piece family bathroom suite with a part tiled surround, vanity storage and wall mounted towel rail. The smaller of the bedrooms comes towards the front of the home with carpeted flooring and currently functions as a walk in wardrobe and dressing room however would make the ideal study or nursery if desired. The two larger bedrooms sit on the adjacent side of the home, one with a rear facing aspect and carpeted flooring currently being utilised as a study/home office however, would make a perfect double bedroom with large enough carpeted floor space for a double bed and additional storage solutions whilst the larger of the rooms comes towards the front of the home again with tall decorative panelling on the walls and open floor space suited to a large double bed with additional storage solutions.

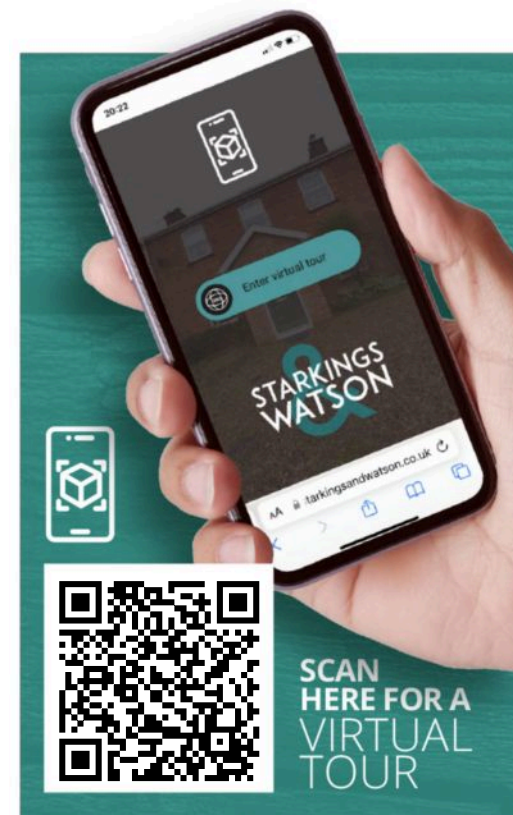
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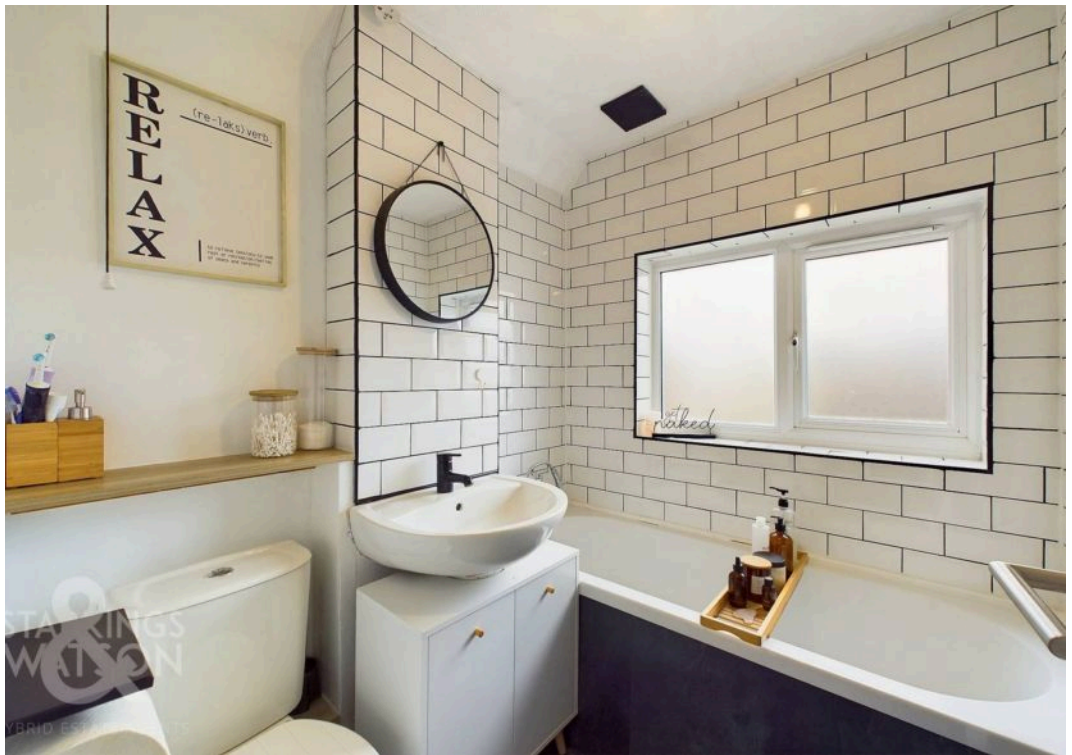
Post Code : NR5 9ET

What3Words : ///grain.brains.again

VIRTUAL TOUR

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



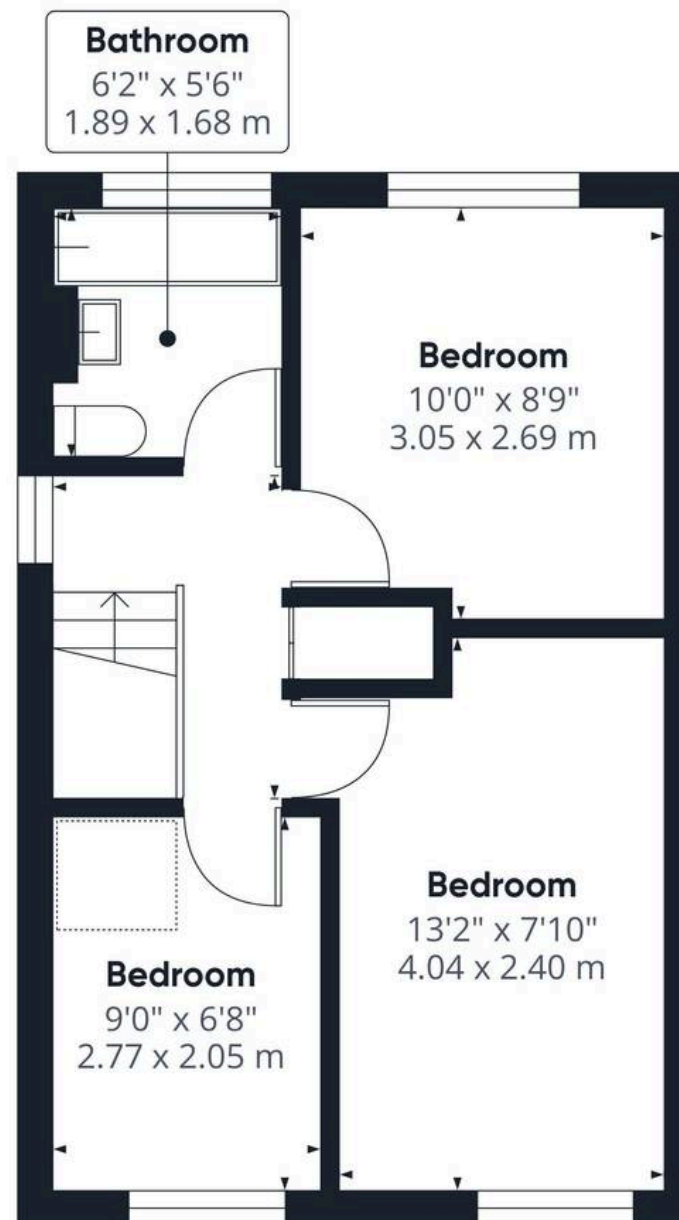
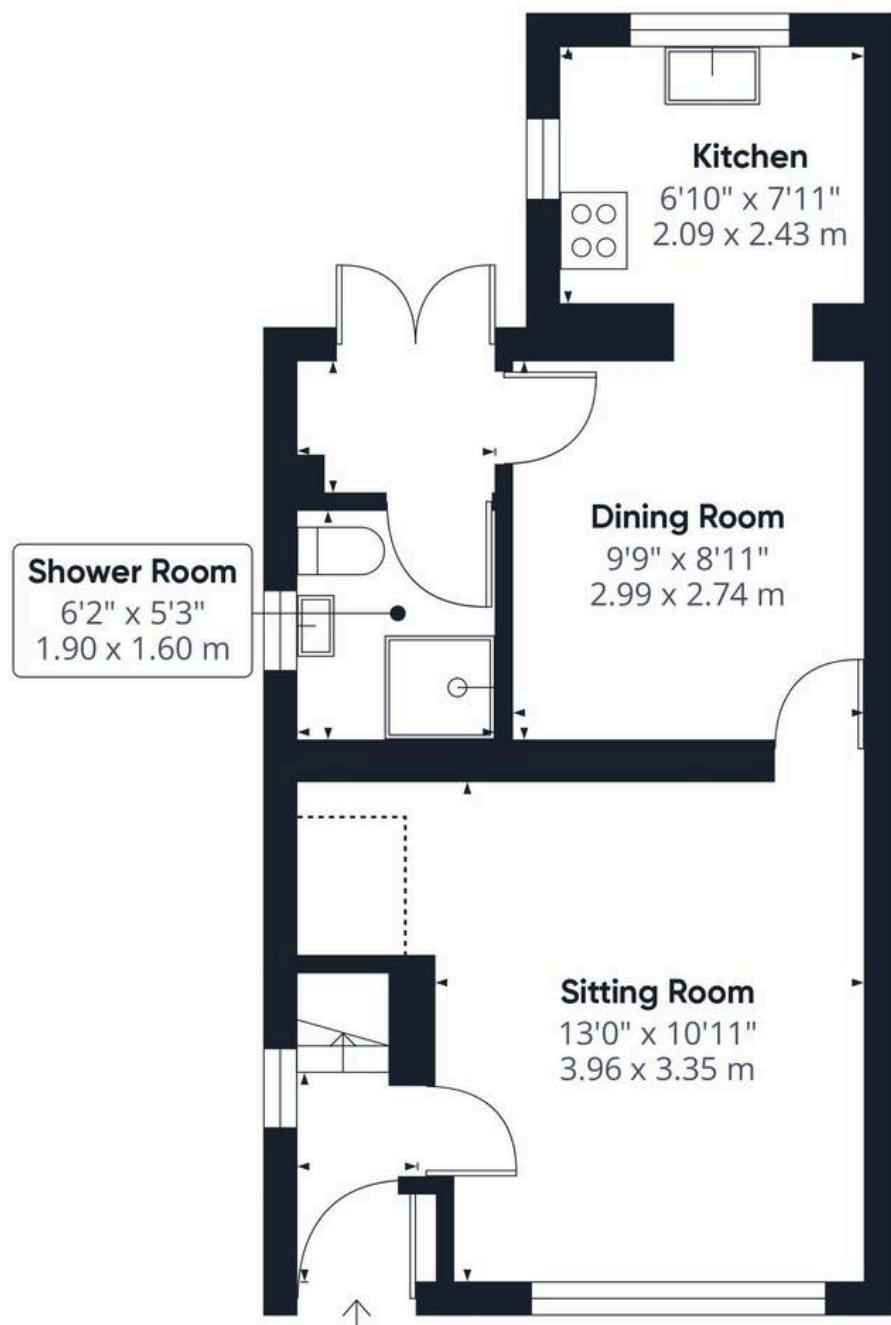




THE GREAT OUTDOORS

The rear garden is offered in a low maintenance yet very attractive state with fully enclosed by timber fencing and tall brick walls. A personal door takes you directly into the garage whilst a flagstone patio area opens creating the ideal seating area with artificial lawn borders and raised wooden decked seating area with pagoda above.





Approximate total area⁽¹⁾

694.7 ft²

64.54 m²

Reduced headroom

10.2 ft²

0.95 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.

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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.