



Sadler Road, Norwich - NR6 6PQ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS

Sadler Road

Norwich

NO CHAIN. Courtesy of a historic EXTENSION the living accommodation is generous and VERSATILE in its use as a SEMI-DETACHED BUNGALOW situated in this popular residential area. The living space offers a 25' SITTING/DINING room leading to a CONSERVATORY overlooking the garden. TWO DOUBLE BEDROOMS sit towards the front of the home, the larger with BUILT IN WARDROBES all being served by a SHOWER ROOM situated off from the kitchen which itself, offers INTEGRATED APPLIANCES and floor space suited for a dining table with WC to the very rear. The rear garden is generous in size with a lawn space separate to secondary garden space with hardstanding for a timber shed and greenhouse. The property is served by a tandem brick weave DRIVEWAY leading to a DETACHED brick GARAGE and separate front lawn.

Council Tax band

Tenure: Freehold



- Semi-Detached Bungalow
- No Chain
- Extended Living Accommodation
- Kitchen With Integrated Appliances
- Two Double Bedrooms
- Shower Room & WC
- Well Proportioned Rear Garden
- Tandem 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 can be found set back from the street with a low level brick wall giving way to a tandem brick weave driveway suitable for parking multiple vehicles in front of the brick garage with side access door directly into the kitchen whilst the main front door comes via a footpath through the lawn with planting borders either side of the front door.



THE GRAND TOUR

Stepping inside a central hallway is fully carpeted allowing access to all of the accommodation within the property where two double bedrooms first greet you at the front of the home. The smaller to the left with large uPVC double glazed windows to the front and open carpeted floor space with the larger sitting on the adjacent side of the home again with large uPVC double glazed windows to the front of the home and ample space for built in wardrobes plus a wall mounted radiator. Further down the hallway a 25' sitting room can be found courtesy of the historic extension creating a fantastic and free flowing living space suited to a potential sitting room and separate dining room suite leading through to an all double glazed conservatory space with wooden effect flooring and sliding double glazed doors allowing access with French doors directly into the rear garden. The kitchen/breakfast room comes with all tiled flooring opening initially to the left to offer an array of wall and base mounted storage units giving room to integrated appliances including an oven/hob plus fridge/freezer. The adjacent side of the kitchen offers space plus plumbing for white goods including a washing machine and tumble dryer with inset sink with open floor space suited for a dining or breakfast table. The shower room is situated just off from the kitchen, a recently installed suite fully tiled on all sides with walk in shower cubicle, vanity storage and wall mounted towel rail. Finally just off from the second lobby where the access door takes you directly to the drive is a two piece WC complete with low level radiator.

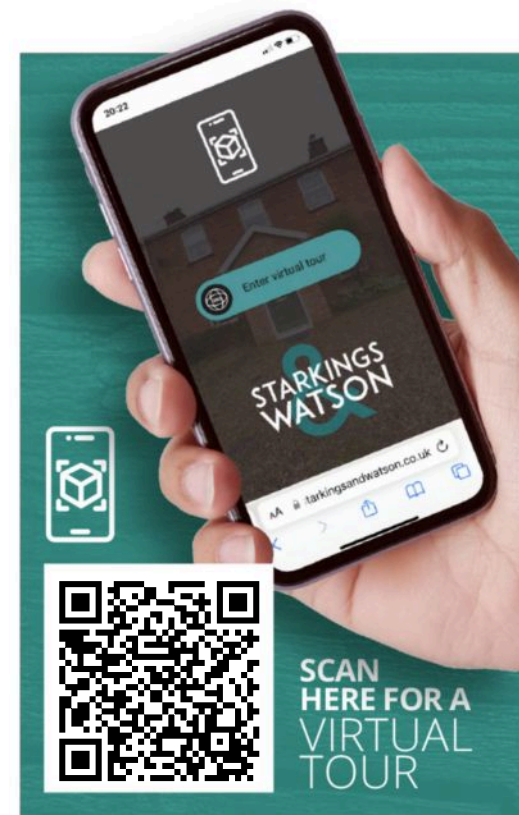
FIND US

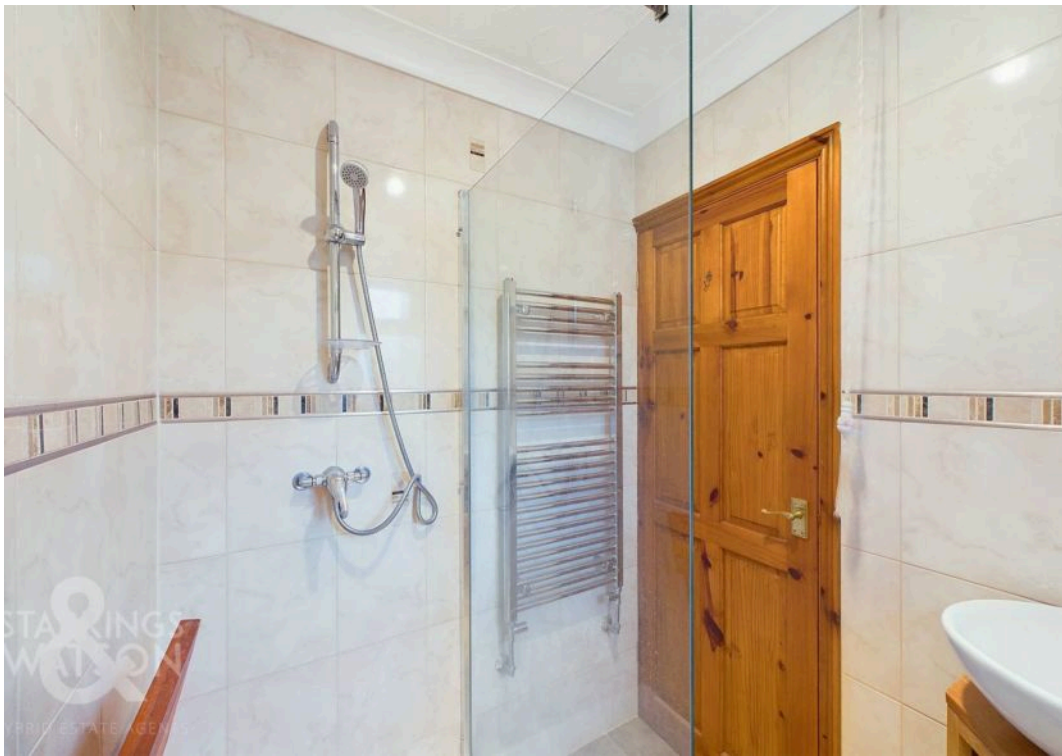
Postcode : NR6 6PQ

What3Words : ///cattle.served.guilty

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden comes fully enclosed to the side and rear with timber fencing giving way to a large lawn garden with planting borders and personal door into the garage. A separate timber gate takes you into an area of hard standing where a timber shed and glass greenhouse can be found.

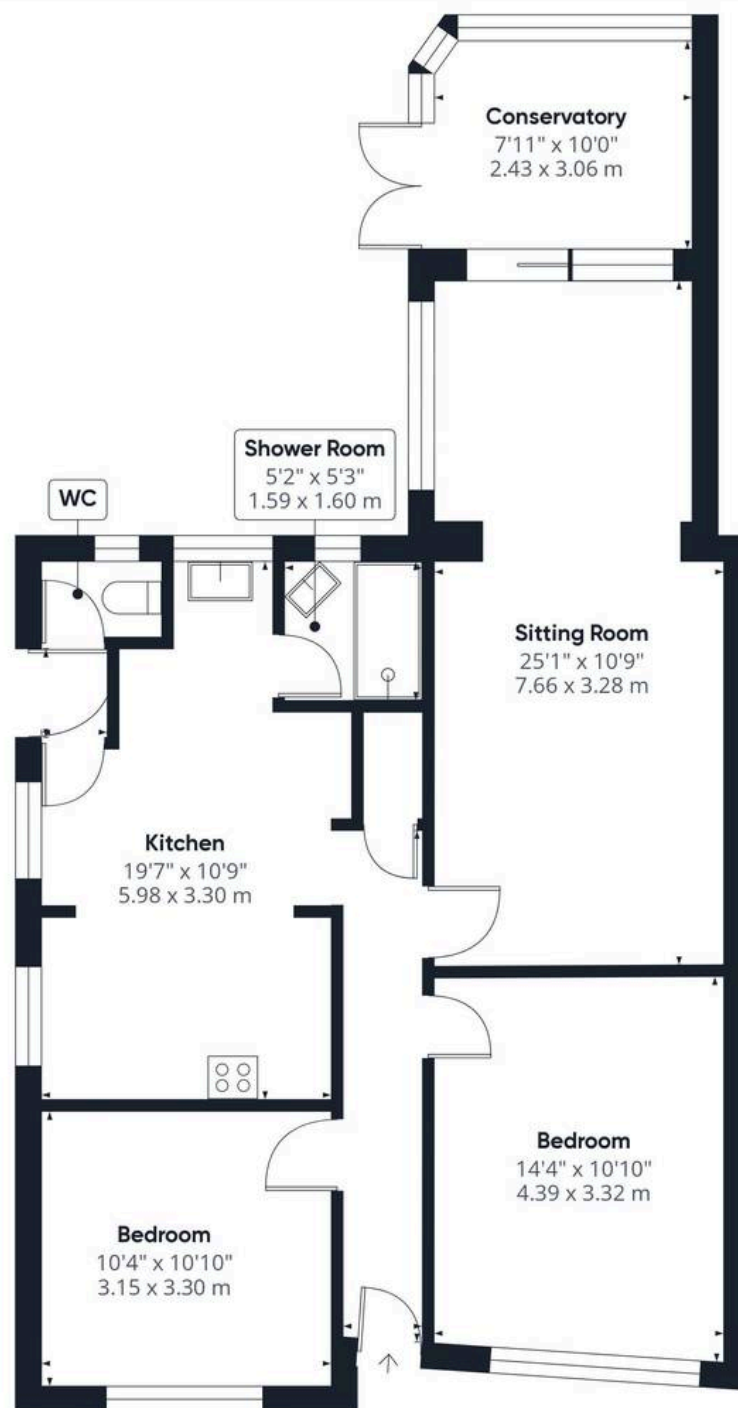
Garage

Single Garage

Driveway

3 Parking Spaces





Approximate total area⁽¹⁾

920.3 ft²

85.5 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



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