



Worcester Road, Norwich - NR5 0UJ

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HYBRID ESTATE AGENTS



Worcester Road

Norwich, NR5 0UJ

Offered as a freehold or shared ownership, this MID-TERRACE house offers a LOGICAL LAYOUT with modern interior design in superb condition throughout. With DRIVEWAY PARKING to the front and ENCLOSED PRIVATE GARDEN to the rear. The accommodation consists of a HALLWAY ENTRANCE with GROUND FLOOR W.C, also on the ground floor the KITCHEN offers INTEGRAL APPLIANCES with adjacent 14' OPEN PLAN SITTING / DINING ROOM. The first floor offers TWO DOUBLE BEDROOMS both benefitting from integral storage serviced by a FAMILY BATHROOM with shower over bath.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- Two Double Bedrooms
- Open Sitting / Dining Room
- Family Bathroom and Ground Floor W.C
- uPVC Double Glazed Throughout
- Fantastic Decorative Order Throughout
- Gas Central Heating
- Driveway Parking
- Private Enclosed Garden

The property is set within The Hampden View development, which is located just off Norwich Road in Costessey, where within a short walk you will find various local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

SETTING THE SCENE

The property is set back from the road with driveway parking to the front with a patio walkway bordered by a low maintenance frontage predominantly laid to lawn and mature shrubs. The main entrance can be found at the end of the walkway with a porch overhead.



THE GRAND TOUR

Entering from the front entrance, access can be found to all of the ground floor accommodation with carpeted staircase ascending to the first floor. The ground floor W.C offers a two piece suite with wood effect flooring underfoot and tasteful décor. Also from the hallway, the kitchen is light and bright with uPVC window overlooking the properties frontage. An array of wall and base cupboards provide ample storage with a light wood finish. Additionally benefitting from hard wearing worktops with stainless steel sink and integral oven, hob and extractor. The open plan sitting and dining room offers wood flooring underfoot, modern decoration and integral storage. This room could easily accommodate a sitting room suite with dining or breakfast table with a generously sized storage cupboard hiding underneath the stairs and uPVC double glazed French doors leading you directly into the rear garden.

The first floor landing grants access to both of the double bedrooms as well as the three piece main bathroom suite complete with tiled flooring, a predominantly tiled surround, shower mounted over the bath and towel rail. The larger of the bedrooms comes towards the rear of the property with all carpeted flooring running through from the landing into the space with large double glazed window to the rear garden and built in wardrobes. The smaller of the bedrooms comes towards the front of the home with an airing cupboard space and carpeted flooring.

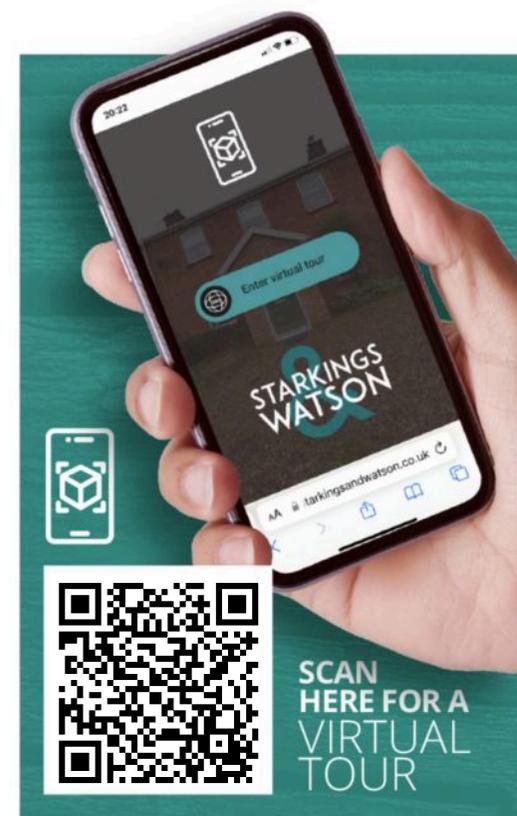
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Postcode : NR5 0UJ

What3Words : ///precautions.flesh.nooks

VIRTUAL TOUR

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



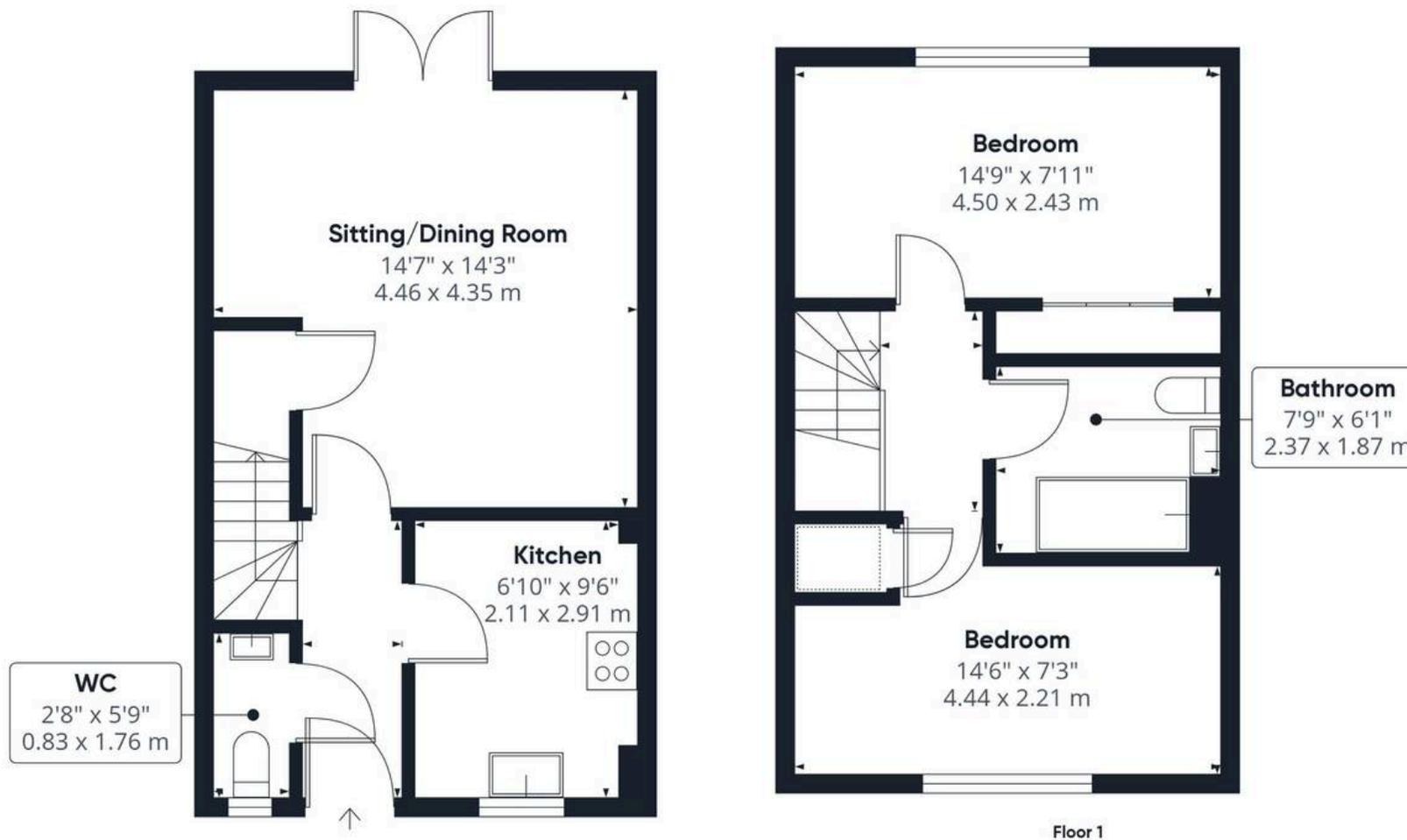




THE GREAT OUTDOORS

French doors open from the property onto a spacious patio, providing an ideal setting for outdoor furniture and creating an ideal suntrap during the summer months. The garden extends beyond the patio, featuring a well maintained lawn bordered by a well-established flower bed. Enclosed by wood panel fencing, the garden offers complete privacy. A few shallow steps lead to a lower patio area, which accommodates a white storage shed. A gate at the garden's end provides access to the walkway situated behind the property.





Approximate total area⁽¹⁾

655.41 ft²

60.89 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.

GIRAFFE 360



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