



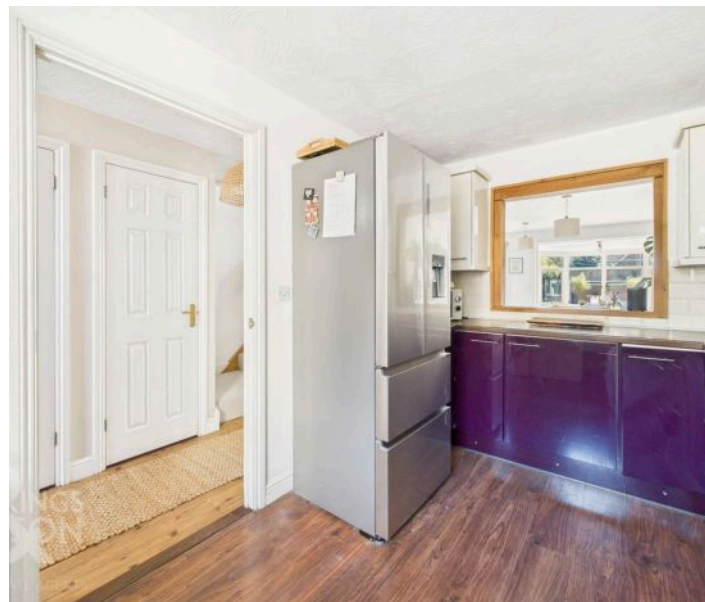
Beaufort Close, Norwich - NR6 6GA



## Beaufort Close

Norwich

Benefitting from extensive modernisation this DETACHED FAMILY HOME comes with HIGH QUALITY fixtures and fittings throughout creating a welcoming and attractive living space measuring a little over 1145 Sq. Ft In total (stms). the ground floor offers a WC as you enter and kitchen with INTEGRATED COOKING APPLIANCES sat adjacent. The main living space opens beyond in the form of an OPEN PLAN sitting and dining area where the conservatory has had a warm roof added and wall removed to create a free flowing feel. Off from this space is access under the stair to a CONVERTED GARAGE currently functioning as a bedroom but could be purposed as a study, snug room or kids play room if desired. The first floor landing offers FOUR BEDROOMS all having direct use of the FAMILY BATHROOM and an EN-SUITE to the main bedroom with BUILT IN wardrobes. The rear garden has been loving LANDSCAPED, being fully enclosed and low maintenance to the rear with OFF ROAD PARKING to the front.

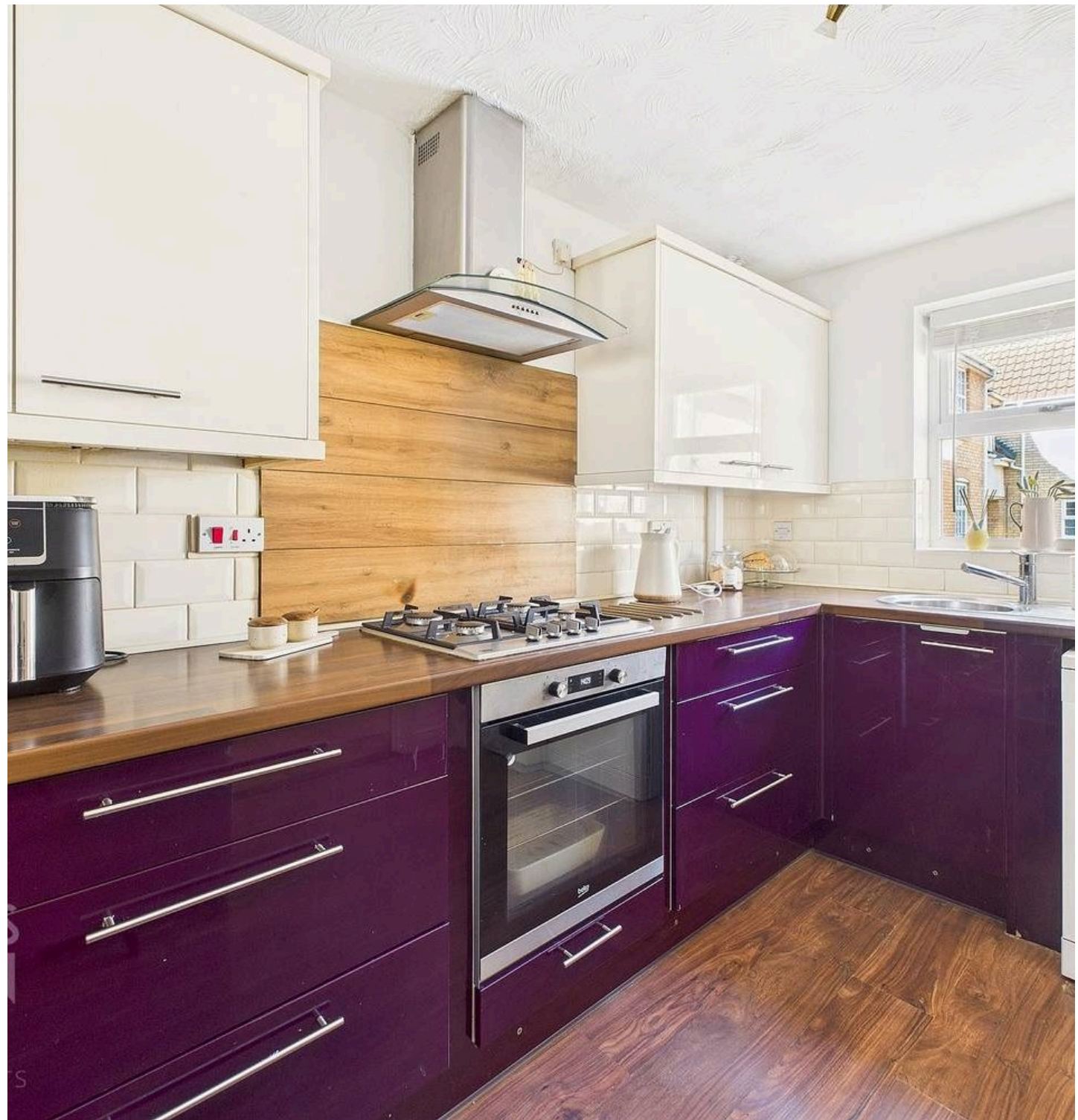


- Detached Family Home
- Over 1145 Sq. Ft Of Versatile Living Space (stms)
- Modernised & Improved Throughout
- Converted Garage Giving An Extra Reception Room
- 25' Open Plan Sitting/Dining Area With Wood Burner
- Four Bedrooms
- Family Bathroom, En-Suite & WC
- Landscaped Rear Garden

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 nestled in the very corner of this popular family close with off road parking to the front and side of the home in front of the converted garage space.

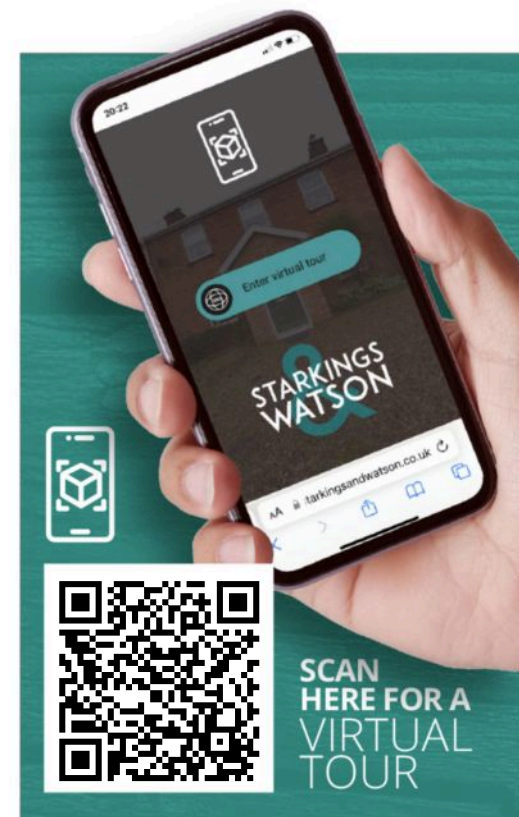


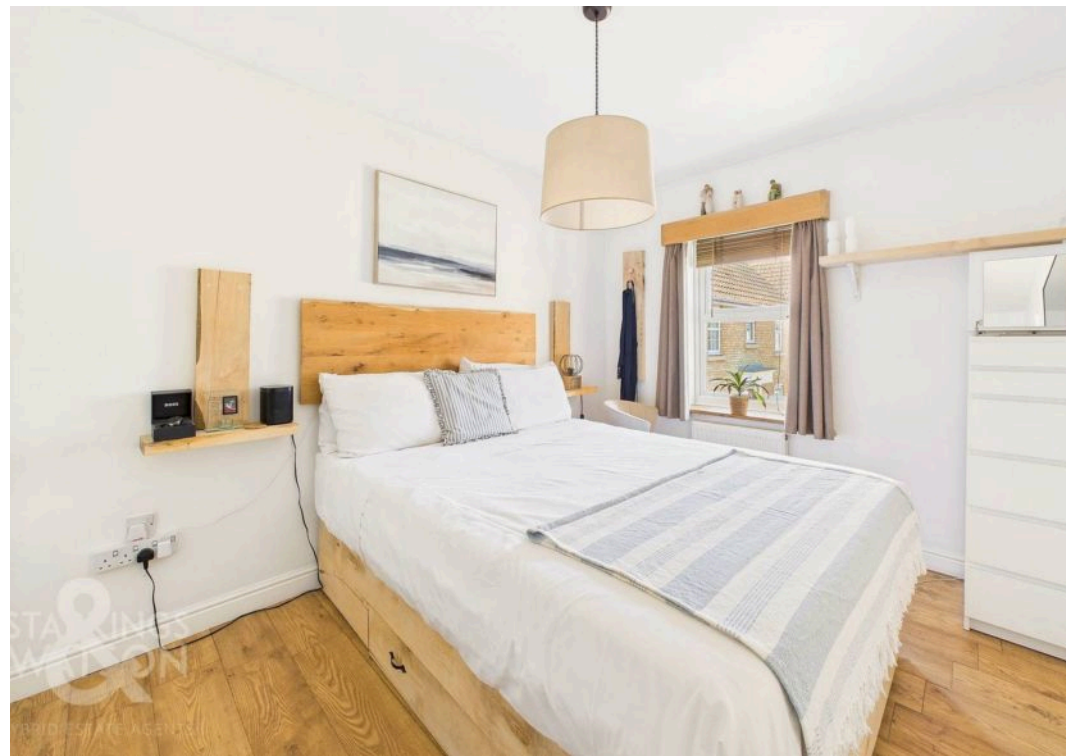
## THE GRAND TOUR

Stepping inside, you are first met with a central hallway neutrally decorated allowing access into all living accommodation on the ground floor as well as stairs for the first floor, handy built in storage cupboard and two piece ground floor WC with low level radiator and frosted glass window. The kitchen sits adjacent with a wide range of wall and base mounted storage units which in turn give room for appliances such as an American style fridge/freezer, plumbing for a dishwasher and washing machine with integrated oven and hob fitted with extraction above. An opening in the wall allows a free flowing view into the main living space perfect for entertaining family and friends. The main sitting room area has been tastefully modernized and decorated by the current owners with all wooden flooring laid underfoot and newly installed wood burning stove for those cosier evenings. This space opens up into a garden room conversion currently functioning as the dining room. This free flowing open plan style creates a welcoming atmosphere with all tiled flooring and uPVC double glazed windows surrounding giving views into the rear garden with French doors onto the patio. Just off from the main sitting room is a brilliantly finished garage conversion. This space currently functions as a further double bedroom with wooden effect flooring and downward spotlights leaving room for a large double bed and additional soft furnishings whilst a walk in style wardrobe sits in between the two living spaces.

The first floor landing splits to allow access to a further four bedrooms as well as handy built in storage cupboard over the stairs and three piece family bathroom suite with partly tiled surround and fully tiled flooring housing a shower head and glass screen over the bath and wall mounted heated towel rail. The smaller of the bedrooms sits towards the very front of the home currently functioning as a walk in wardrobe. The space has wooden effect flooring and does leave room for a single bed or to be used as a nursery or study if desired.

Sitting just next door is the main bedroom complete with all wooden effect flooring giving way to a large double bed with two sets of built in wardrobes giving way to an immaculately finished en-suite shower room fully tiled from floor to ceiling with rainfall shower and wall mounted heater towel rail. A similarly sized bedroom sits towards the rear of this space again leaving ample room for a double bed whilst benefiting from built in wardrobes with views over the rear garden. The largest of the bedrooms sits on the adjacent side of the home with part vaulted ceilings. The dual aspect of this bedroom allows natural light to flood it from every corner with a Velux window towards the rear and built in wardrobes, leaving more than enough carpeted floor space for a large double bed and additional storage.







## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides on the rear with timber fencing and initially offers a flagstone patio seating area perfectly positioned to make the most of the setting summer sunshine. The rest of the garden is offered in an attractive yet low maintenance state with artificial lawn giving way to brick weave walkway and colourful planting borders to either side of the home with a raised timber deck at the very rear of the property currently housing a modern hot tub with glass balustrades.

## FIND US

Postcode : NR6 6GA

What3Words : ///[vows.images.supply](https://www.vows.images.supply)

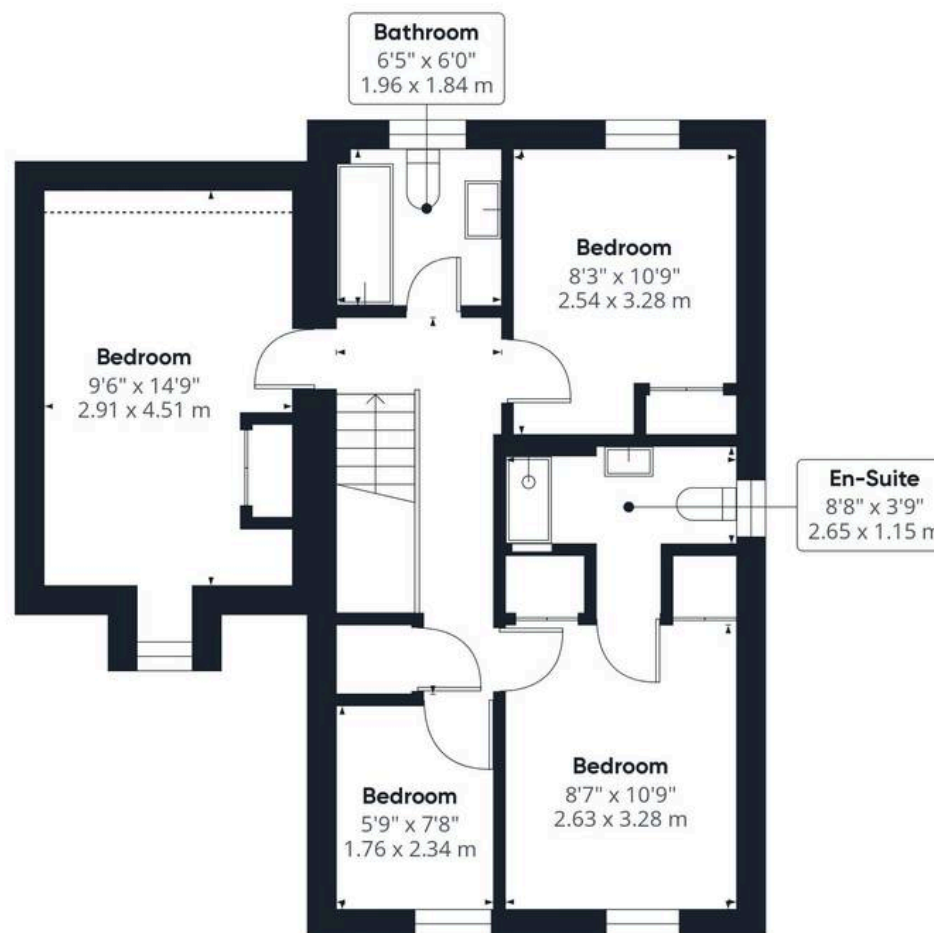
## VIRTUAL TOUR

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





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1145.7 ft<sup>2</sup>  
106.44 m<sup>2</sup>

**Reduced headroom**

16.51 ft<sup>2</sup>  
1.53 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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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 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.