



Houghton Close, Norwich - NR5 9DE



Houghton Close

Norwich

NO CHAIN. Offering over 1300 Sq. Ft of accommodation courtesy of historic alterations, this DETACHED HOUSE offers huge potential either as a FAMILY HOME or STUDENT LET creating a brilliant INVESTMENT OPPORTUNITY. Whilst the property currently offers a total of SIX BEDROOMS split over two floors, it could still function with multiple bedrooms and additional reception rooms such as a HOME OFFICE, play room or FAMILY ROOM with each room being generous in size. The ground floor extends to offer a 19' OPEN SITTING and DINING ROOM backing onto a 16' CONSERVATORY with kitchen and WC also. Amongst the four bedrooms on the first floor is a three piece bathroom with an additional en-suite shower in the garage conversion. Externally, the home offers a PRIVATE GARDEN and DRIVEWAY for OFF ROAD PARKING to the front whilst being situated down a QUIET CUL-DE-SAC with all amenities within walking distance.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached & Extended Family Home
- No Chain
- Extremely Versatile Living Accommodation Over 1300 Sq. Ft (stms)
- 19' Open Sitting/Dining Room
- Six Bedrooms In Total Over Two Floors
- Large Kitchen & Conservatory
- Private Garden & Driveway
- Fantastic Investment Opportunity As A Student Let

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

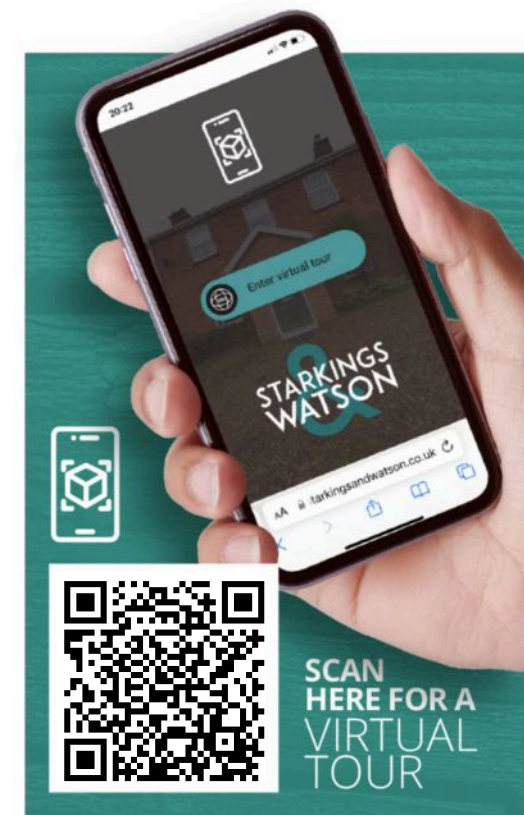
The property can be found in a tucked away section in a private close where a sloped lawn frontage is paired with flagstone steps taking you up towards the front of the home. A driveway sits towards the right for off road parking with access taking you directly into the passageway to the rear garden and and into the living accommodation.

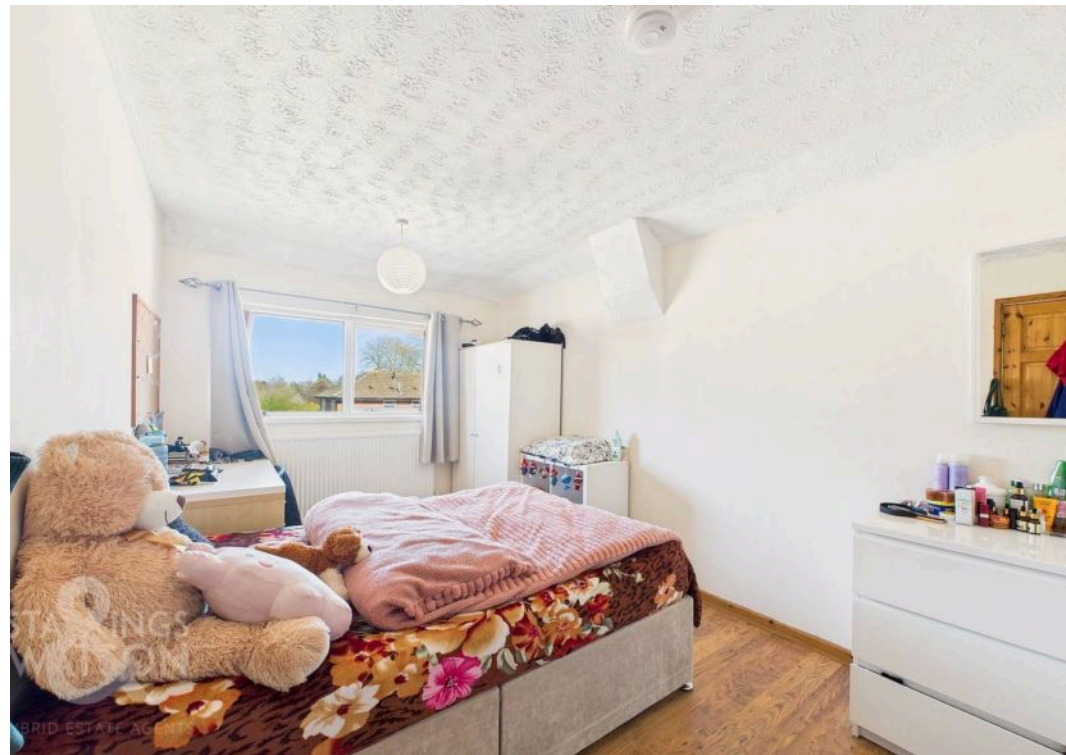
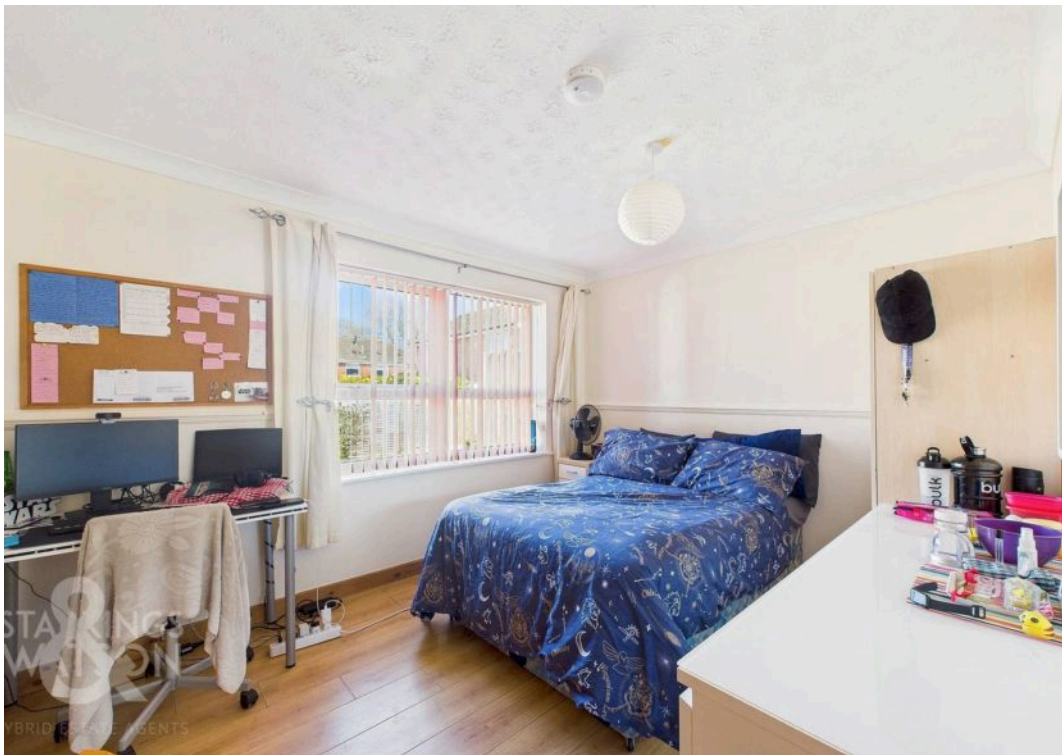


THE GRAND TOUR

Stepping in through the front door, the central hallway is the first thing that will greet you with all wooden effect flooring laid underfoot. Stairs to the first floor sit to your right whilst a under the stair WC can also be found fit with frosted glass window to the exterior. Turning to your left the main living space emerges in the form of a 19' open plan sitting and dining room. This space has all wooden effect flooring laid underfoot with large sliding uPVC double glazed sliding doors. This room leaves ample floor space for a formal dining table and sitting room suite with direct access coming from both the hallway and within the sitting dining room to take you into the kitchen. The kitchen itself has a continuation of the wooden effect flooring with a wide range of wall and base mounted storage units set around roll edge work surfaces which in turn gives space for multiple freestanding appliances with plumbing for a washing machine and dishwasher. The very rear of the property offers a fully double glazed uPVC conservatory with solid wooden flooring and electric heater mounted on the wall. French doors open up to take you into the rear garden making the space a perfect secondary living area. Two bedrooms can be found on the ground floor, one coming towards the very front of the home through from the sitting/dining room area. This space has a front facing double glazed window and has open floor space suitable for a large double bed and additional storage solutions. Whilst this does currently function as a bedroom, it could be utilized as a separate dining room or potential playroom. Courtesy of a historic garage conversion a second double bedroom or potential extra reception room can be found to the right of the home accessed via a walkway through between the kitchen and the garage. The carpeted flooring leaves more than enough room for a large double bed and additional storage solutions where an en-suite shower can be found at the very end of the room with glass screen to the front.

The first floor landing splits to allow access to four further bedrooms as well as a handy built in storage cupboard and three piece bathroom suite complete with a predominantly tiled surround, low level wall mounted radiator and shower head mounted over the bath. Two larger double bedrooms offer a generous floor space conducive to a large double bed and multiple storage solutions with the slightly larger room coming towards the front of the home with tree lined views in the distance and the slightly smaller yet considerably sized double bedroom coming at the very rear of the home with views over the garden and built in wardrobes. Two further bedrooms can be found on the adjacent side of the home both of which could house double beds with the slightly larger room again coming towards the front of the home with handy over the stair storage shelf and the slightly smaller to the very rear with all wooden effect flooring and uPVC double glazed window overlooking the rear garden.







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides on the rear with tall mature hedges at the very rear of the home granting additional privacy. Exiting via the conservatory you will initially find yourself on a open lawn space with timber shed sat towards the very top with a change in elevation taking you towards a flagstone patio seating area perfect for entertaining family and friends.

FIND US

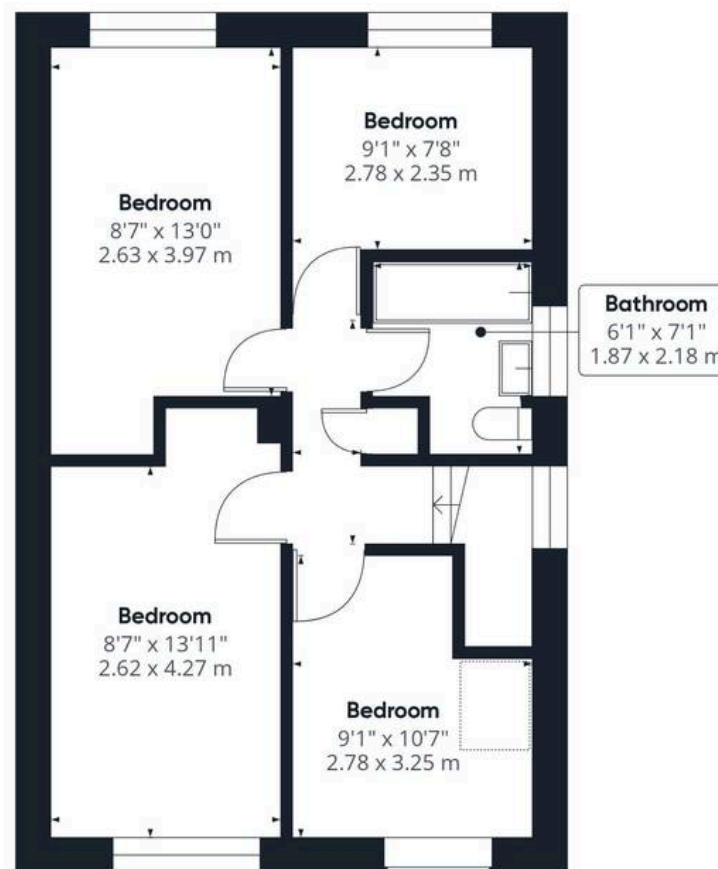
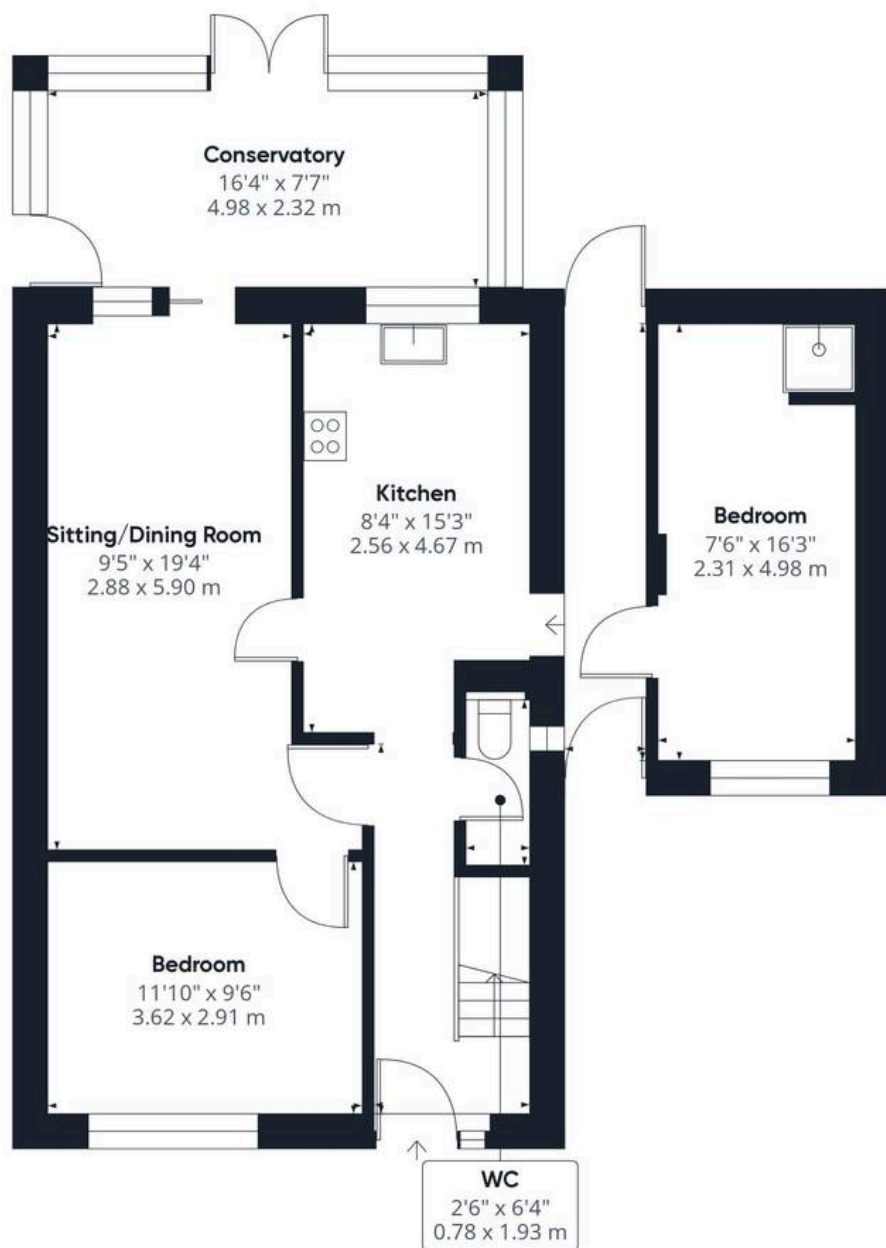
Postcode : NR5 9DE

What3Words : ///cages.bared.pretty

VIRTUAL TOUR

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





Floor 1

Approximate total area⁽¹⁾

1312.34 ft²
121.92 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 are based on RICS IPMS 3C standard.

GIRAFFE360



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