



Raymond Road, Norwich - NR6 6PN





## Raymond Road

Norwich

Having been EXTENDED and IMPROVED, this SEMI-DETACHED CHALET BUNGALOW offers in excess of 1000 Sq Ft. (stms) of accommodation, with PRIVATE and ENCLOSED GARDENS, and separate GARDEN ROOM from the GARAGE. Open plan living features inside with a 19' DUAL ASPECT KITCHEN/DINING ROOM flowing into the SITTING ROOM with two front facing DOUBLE BEDROOMS. The First floor features the 15' MAIN BEDROOM, four piece FAMILY BATHROOM and generous landing or ideal STUDY SPACE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Popular NR6 Location
- Semi-Detached Chalet Bungalow
- Extended & Improved Layout
- 19' Open Plan Kitchen/Dining room
- Separate Garden Room
- Three Double Bedrooms
- Enclosed & Private Garden
- Driveway with Gated Access to Garage



The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

#### SETTING THE SCENE

Set back from the road with a shingled frontage and brick weave patio driveway, there is lots of space for off road parking, and potential to introduce garden landscaping. Double gates lead to a further side driveway and garage.

#### THE GRAND TOUR

Entering the property, the carpeted hallway initially leads to two double bedrooms, both of which with carpeted flooring and a front facing aspect, one of which is currently used as a snug. Further, integral storage features behind the staircase and sitting room to the left, with wood flooring underfoot, the space enjoys views of the garden with a brick enclosed feature fireplace sat on a stone hearth and stained wood mantel.



Flowing seamlessly into the open plan kitchen and dining space, wood flooring continues whilst the space offers a fantastic light and bright feel due to spotlights above and lots of natural light from the dual aspect uPVC double glazed windows. The Kitchen benefits from both floor and wall base storage cupboards finished in white with hard wearing grey worktops and striking blue tiled splashback. Sink with integral drainer and mixer tap sits below the window and integrated oven, fridge, freezer, hob and extractor feature with space for further white goods.

The painted staircase leads to the carpeted first floor landing. With it's generous size, offers an ideal study space. Exposed black painted wood beams feature and continue to the 15' main bedroom. This room offers ample storage with an integral storage cupboard and further eaves storage, large uPVC double glazed windows provide lots of natural light and overlook the landscaped rear gardens, whilst a large radiator below ensures the space stays warm. Completing the accommodation is the family bathroom, with a separate W.C and further three piece suite comprised of a glass enclosed shower with stylish grey tiled splashback, bath and sink. Mosaic style tiled flooring can be found underfoot whilst white tiled splashback surrounds.

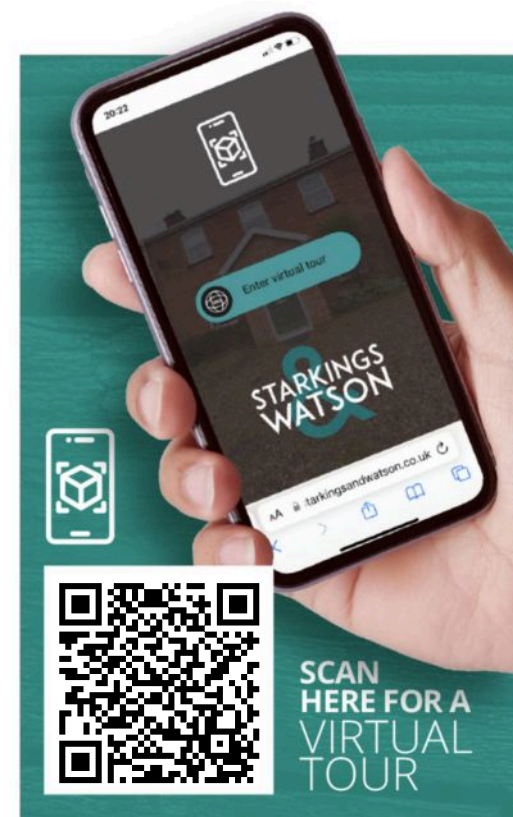
#### FIND US

Postcode : NR6 6PN

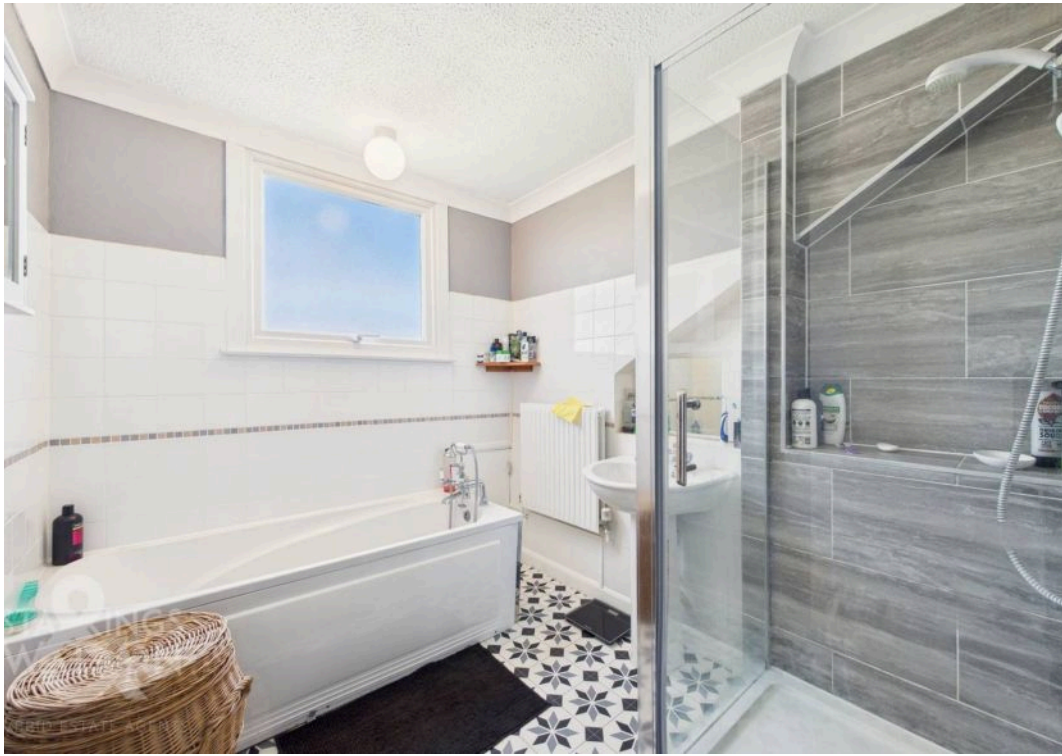
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#### VIRTUAL TOUR

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











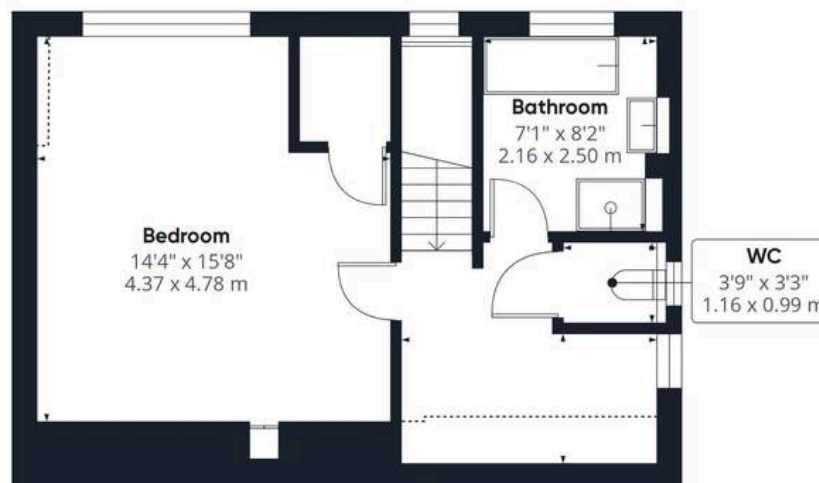
## THE GREAT OUTDOORS

The rear garden is accessed via an attractive brick weave patio, providing a welcoming transition to the outdoor space and ample room for al fresco dining and summer relaxation. The property is enclosed by green-painted timber fencing, ensuring privacy. The majority of the garden is laid to a well-maintained lawn. Towards the rear boundary, a selection of mature shrubs and small trees offers complete seclusion. A notable feature is the uPVC double-glazed sunroom, complete with red tiled flooring, creating an ideal communal area for relaxation and enjoying natural light. Completing the outdoor amenities is a generous single garage, equipped with an electric roller shutter door and offering additional side access.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1156.46 ft<sup>2</sup>  
107.44 m<sup>2</sup>

**Reduced headroom**

27.37 ft<sup>2</sup>  
2.54 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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