



Priors Drive, Norwich - NR6 7LJ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Priors Drive

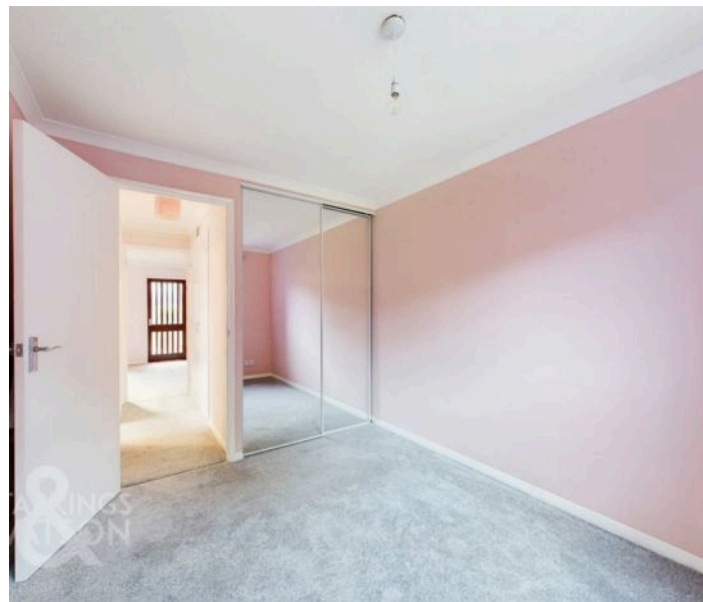
Norwich

NO CHAIN. This IMMACULATE GROUND FLOOR flat includes a PRIVATE DRIVEWAY, allocated parking and a SIZEABLE PRIVATE L-shaped GARDEN. Finished with uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING, this EASY to RUN PROPERTY is ideal for those seeking a manageable property but with SPACE and PRIVACY. The property includes a porch entrance, SITTING ROOM, inner hall with STORAGE, one double BEDROOM with WARDROBE, MODERN WET ROOM and FITTED KITCHEN with space for APPLIANCES. Finished with MODERN FLOOR COVERINGS and an SPACIOUS FEELING, the property is ready to move in. Outside, the GARDEN offers PATIO, grass and PLANTING - IDEAL for a KEEN GARDENER.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- Ground Floor Flat
- No Chain
- Private Driveway & Allocated Parking
- L-Shaped Well Stocked Gardens
- Gas Fired Central Heating
- Fitted Kitchen with Appliance Space
- One Double Bedroom
- Modern Wet Room

Located on the ring road, the property is well placed for access to Norwich with regular bus links. Old Catton is a highly sought-after suburb situated just three miles north of the City Centre, with good local amenities including, Primary Schools and road links including the Northern Distributor Road which is opening in 2018.

SETTING THE SCENE

From the road, a shingle driveway offers private off road parking, with a low maintenance patio slab frontage. Enclosed with low level hedging and brick walling, gated access leads to the rear. Adjacent a communal car park includes one allocated parking space.



THE GRAND TOUR

Heading inside, the uPVC double glazed entrance door takes you into the porch entrance. The inner doors leads into the sitting room, with a feature electric fire place, uPVC double glazed window to front and fitted carpet. The inner hall is carpeted and finished with a double built-in storage cupboard. Doors lead off to the remaining rooms, starting with the modern wet room - with a low level W.C, pedestal hand wash basin and electric shower with Aqua board splash backs. The double bedroom offers views over the garden, fitted carpet and built-in wardrobes with sliding mirrored doors. Lastly, the fitted kitchen offers generous proportions with a door to the rear garden. Space is provided for general white goods, with an electric oven provided.

FIND US

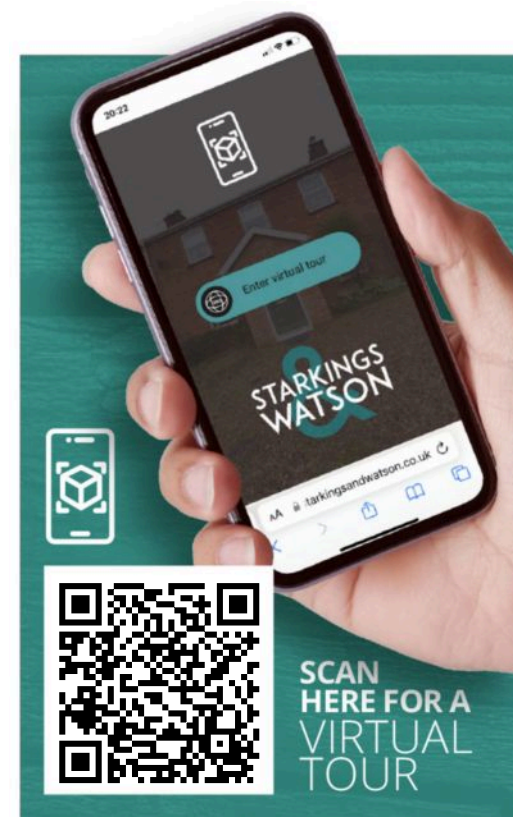
Postcode : NR6 7LJ What3Words : ///mile.lion.books

VIRTUAL TOUR

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

AGENTS NOTE

The property is offered on a leasehold basis whereby there are 954 years remaining on the lease. There is a Peppercorn rent in place meaning there is no service charge and a ground rent of £0.01 per annum.



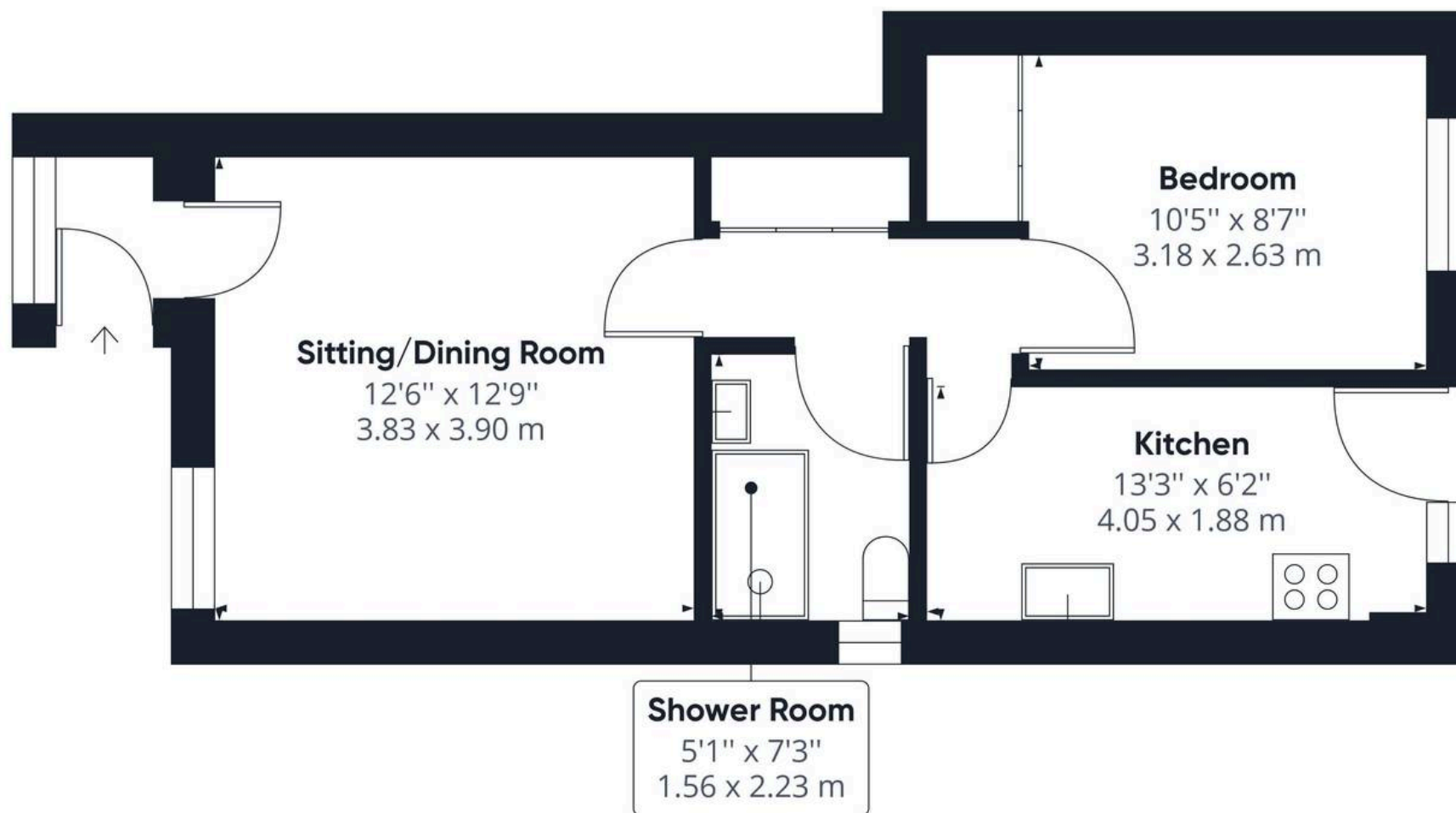




THE GREAT OUTDOORS

The rear garden is a fantastic find, enclosed with timber panelled fencing, and well stocked with mature planting. A patio runs across the rear of the property, with a grass area leading on, with planted and well stocked borders. Forming an L-shape, a shed offers storage to one side, with an area of shingle beyond.





Approximate total area⁽¹⁾

438.02 ft²

40.69 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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.