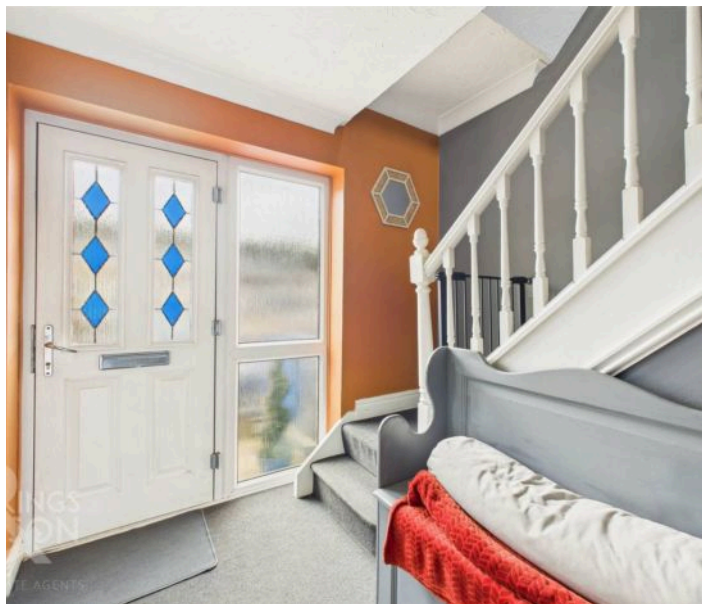




Marlpit Lane, Norwich - NR5 8XL



Marlpit Lane

Norwich

Situated just a short walk from all local amenities and public transport links, this MID-TERRACE HOME is offered with OFF ROAD PARKING and a GARAGE to the rear of the home. The bright and airy living space includes a DUAL ASPECT SITTING/DINING ROOM measuring some 22' in length paired with a kitchen hosting INTEGRATED APPLIANCES both with direct access into the PRIVATE REAR GARDEN. A total of THREE BEDROOMS can be found off the landing with all having use of the FOUR PIECE FAMILY BATHROOM suite, tastefully decorated and updated. Due to its size, condition and location, this home would make the ideal FIRST TIME BUY, investment purchase or family home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Ideal First Time Buy, Investment or Family Home
- Mid-Terrace House
- 22' Dual Aspect Sitting/Dining Room
- Kitchen With Integrated Appliances
- Three Bedrooms
- Four Piece Family Bathroom
- Private & Enclosed Rear Garden
- Off Road Parking & Garage En-Block

Situated within a popular residential area between West Earlham, Costessey and the UEA and on the outskirts of Norwich, this location is popular for families and students alike. The property is only a 10 minute walk to the UEA and in the other direction you find all the local amenities that Costessey offers such as shops, hardware store, post office, convenience store 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 street with a concrete off street parking area suitable for two vehicles laid with shingle and featuring a flagstone pathway through the middle and towards the front door.



THE GRAND TOUR

Once inside, a generously sized entrance lobby will greet you leaving the ideal space to slip off coats and shoes whilst giving access to all living accommodation on the ground floor and stairs for the first floor. The main living area for the home emerges to your right in the form of a brilliantly well-lit 22' dual aspect sitting/dining room all laid with carpeted flooring with uPVC double glazed window to the front and large sliding double glazed doors to the rear granting easy access to the garden patio. Sitting just next door is the kitchen where a range of wall and base mounted storage units can be found giving way to free standing appliances with plumbing and integrated fridge and tumble dryer. The front of the room offers a handy under the stair storage cupboard/pantry style cupboard while the rear features a door taking you directly out into the rear garden.

The first floor landing splits to allow separate access into all three of the bedrooms within the property as well as the well decorated and finished four piece family bathroom. This space features wooden effect flooring, a large uPVC double glazed frosted window to the rear, partly tiled surround and a wall mounted radiator. The smaller bedroom within the home sits next to the stairs with carpeted flooring and a built in wardrobe whilst the second room sits to the rear also with built in wardrobes but having ample room for a double bed. The largest of the rooms also sits to the front of the home with all carpeted flooring leaving room for a large double bed and additional storage solutions.

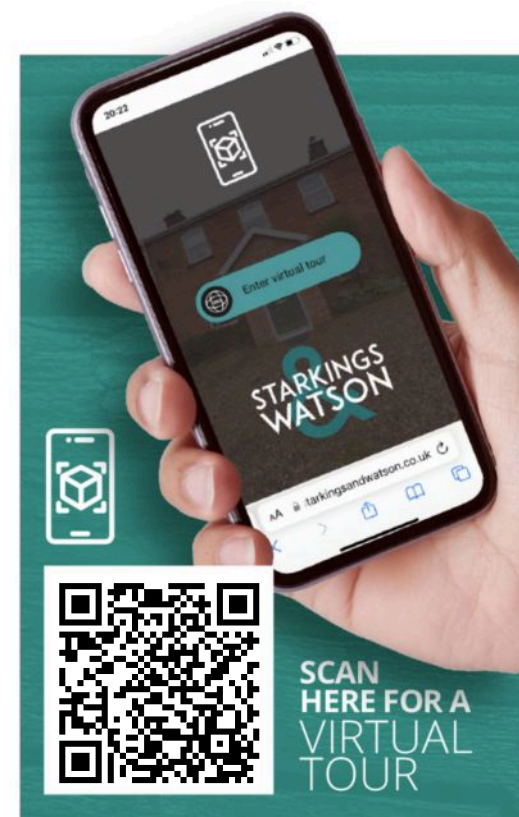
FIND US

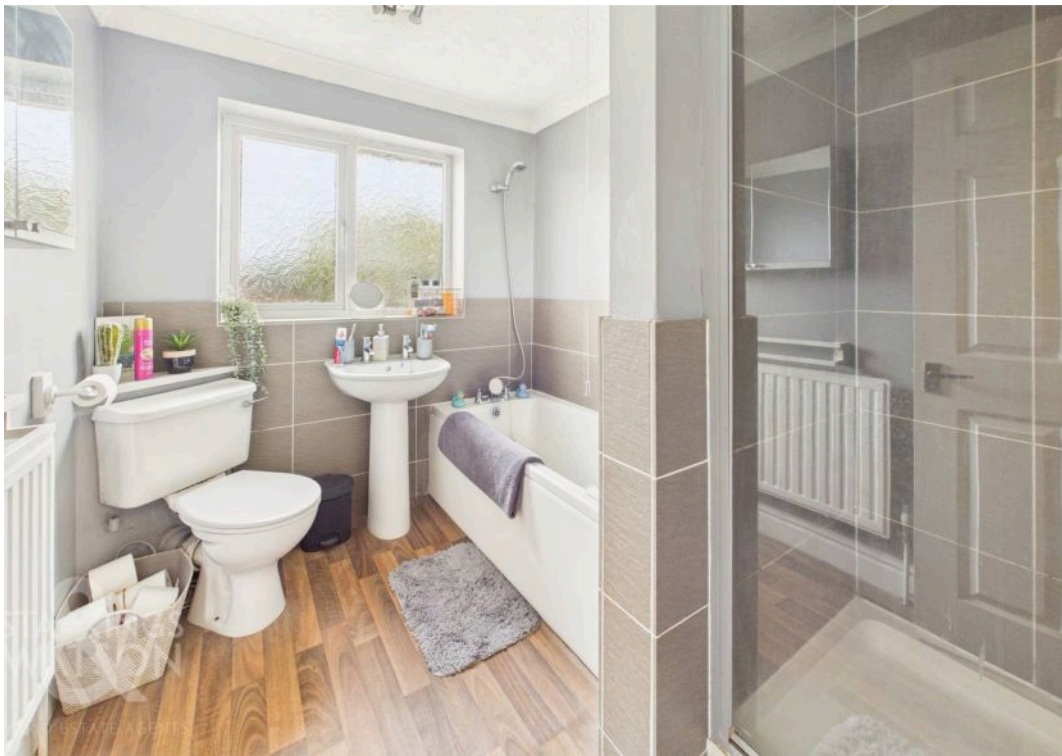
Postcode : NR5 8XL

What3Words : ///sunset.rear.soap

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is fully enclosed on both sides and to the rear with timber fencing paired with mature shrub borders. Initially as you exit, there is a raised wooden patio seating area perfectly positioned for enjoying the summer sunshine with personal door into the kitchen and large sliding door into the sitting room. Below the patio is a lawn garden space with rear access gate taking you behind the properties towards a further off road parking space and garage block.





Approximate total area⁽¹⁾

831.84 ft²
77.28 m²

(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.