



Vera Road, Norwich - NR6 5HU



Vera Road

Norwich, Norwich

NO CHAIN. Occupying a CORNER PLOT, this DETACHED HOUSE has been CONSIDERABLY EXTENDED on the ground floor to offer a little over 1150 Sq. Ft (stms) with THREE RECEPTION ROOMS on the ground floor including separate SITTING and DINING ROOMS alongside the study and kitchen with INTEGRATED APPLIANCES. In total, there are FOUR DOUBLE BEDROOMS split over both floors plus EN-SUITE wet room to the main and SHOWER ROOM on the first floor. The property offers great VERSATILITY with fantastic potential due to its size and position where minor modernisation is required. The rear garden is FULLY ENCLOSED with updated timber fencing with a TREE LINED BACKING creating a PRIVATE LOW-MAINTENANCE space currently housing multiple large timber sheds and AMPLE OFF ROAD PARKING to the front and side of the home.

Council Tax band: C

Tenure: Freehold

- Detached House
- No Chain
- Considerably Extended Giving Over 1150 Sq. Ft (stms)
- Separate Sitting & Dining Room
- Four Double Bedrooms
- Shower Room & En-Suite
- Private Low Maintenance Rear Garden
- Ample Off Road Parking

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

The property sits back from the street with a low level timber fence creating privacy with artificial lawn and pathway taking you towards the front of the home. Just off from the street there is a driveway suitable for the parking multiple vehicles with timber swinging gates allowing vehicular access into the rear garden as well.



THE GRAND TOUR

Stepping inside the property initially greets you with a smaller entrance lobby and separate study/storeroom to the left hand side perfect to be used as a home office, utility space or coat and shoe storage before heading into the rest of the home. The main entrance hallway allows access to all living accommodation on the ground floor as well as the stairs for the first floor with low level wall mounted radiator. Immediately turning to your left, the bay fronted sitting room will greet you with carpeted floor space leaving room for a potential choice of soft furnishings and natural light flooding the space. Turning to your right is the separate dining room, the space flows freely into the rear lobby and kitchen as well as offering handy under the stair storage space and open carpeted flooring suited for a formal dining table with double glazed windows facing into the rear garden. The rear lobby again takes you directly into the kitchen with wall and base mounted storage units giving way to integrated appliances which include an oven and hob with extraction above and dishwasher whilst leaving space for a standalone fridge/freezer with plumbing for a washing machine. Just off from the rear lobby is the extended section of the house. This space offers the first and largest of the double bedrooms suited for those looking for multi generational living with double built in wardrobes and well proportioned en-suite wet room complete with non slip flooring, predominantly tiled surround, low level radiator and frosted glass windows to the rear of the home.

The first floor landing splits to allow access into all three of the bedrooms on the first floor and shower room complete with a wide range of floor to ceiling storage. This space features a wall mounted shower with fully tiled surround and low level radiator. The two smaller of the bedrooms on the first floor sit towards the rear of the home, both of which offer ample room for a double bed with additional soft furnishings and both having uPVC double glazed windows with views into the rear garden with tree line

backing beyond. The largest of the bedrooms on the first floor sits towards the front of the home again laid with all carpeted flooring - this well proportioned living space can easily accommodate a double bed with additional storage solutions with front facing window allowing natural light to pour into the room.

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VIRTUAL TOUR

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



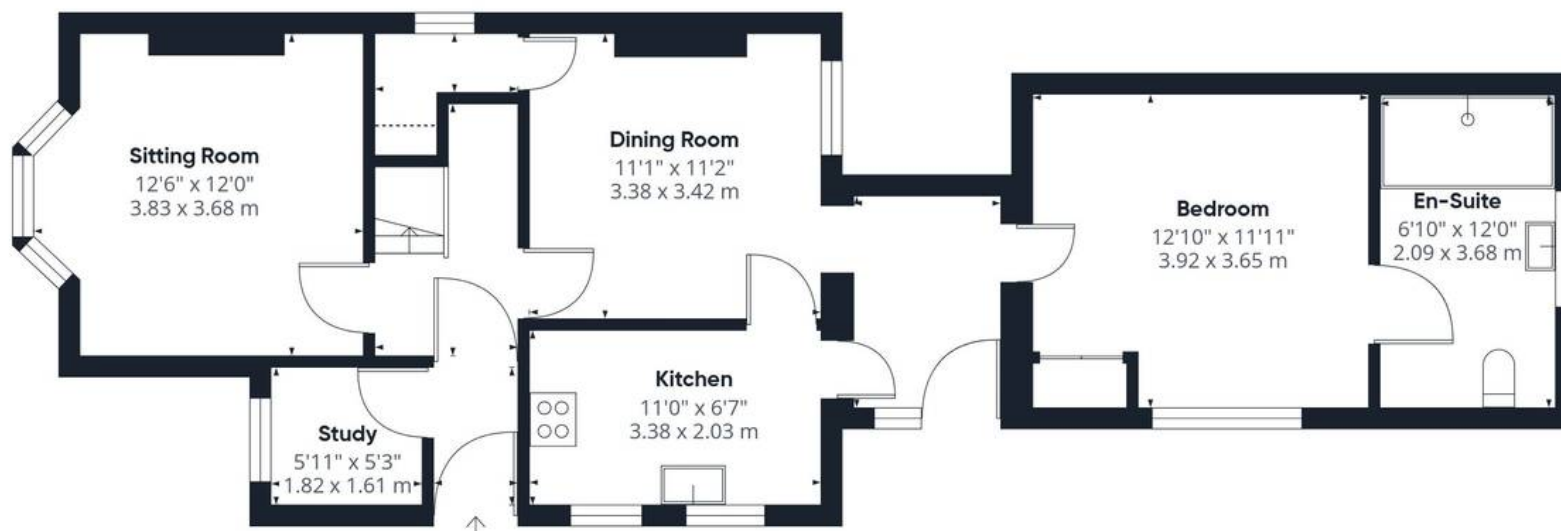




THE GREAT OUTDOORS

The rear garden is offered in a low maintenance yet attractive condition predominately laid with artificial lawn the space is home to three large timber sheds as well as raised planting borders and a greenhouse. The garden is fully enclosed to both sides and the rear with recently updated timber fencing and offers a treeline backing, adding privacy and vibrancy to the space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1156 ft²

107.3 m²

Reduced headroom

3 ft²

0.2 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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