



Wilberforce Road, Norwich - NR5 8NF





## Wilberforce Road

Norwich

NO CHAIN. Located in this WELL POSITIONED suburb, this TERRACED HOUSE offers a fantastic opportunity for RE-MODELLING and RENOVATION to create your dream home. With a NEW BOILER recently fitted and boasting THREE BEDROOMS from the landing with a FAMILY SHOWER ROOM, a HALLWAY ENTRANCE opens to the DUAL ASPECT 19' SITTING ROOM, and an OPEN PLAN KITCHEN and DINING ROOM - with potential for white goods to remain. This property provides ample space for comfortable living. The PRIVATE and ENCLOSED GARDEN is perfect for relaxation and entertaining, while the property is situated near the UEA and Norfolk and Norwich HOSPITAL ensuring convenience and great accessibility.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Fantastic Positioning close to UEA & Hospital
- Terraced House
- Scope to Re-Model & Rennovate
- Dual Aspect 19' Sitting Room
- Open Plan Kitchen & Dining Room
- Three Bedrooms
- Private & Enclosed Garden

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

Set back from the road, a handful of shallow steps lead down to a timber fence enclosed frontage accessed from a wooden picket gate. The flagstone patio pathway leads to the main entrance and is bordered with shingle and further shrub garden running along the properties front boundary.





## THE GRAND TOUR

Stepping inside, the property initially greets you with a welcoming hallway opening to all the ground floor accommodation and staircase rising to the first floor. Immediately to the left, the 19' sitting room has a light and bright feel enjoying a dual aspect and carpeted flooring underfoot, with a feature fireplace located centrally and sliding doors opening to the garden. The other side of the hallway leads to the open plan kitchen and dining room. The dining room offers carpeted flooring whilst the kitchen benefits from tiled flooring for ease of maintenance. Ample space is available for a formal dining table and integral storage space can be found to the left. The kitchen itself is fully fitted with a range of floor and wall base storage cupboards in a U-shape configuration. Integrated oven, hob, extractor and dishwasher also feature with further undercounter space for white goods.

Heading upstairs, the carpeted first floor landing offers integral storage cupboards straight ahead, loft access above and access to all of the first floor accommodation. Three bedrooms can be found from the landing, all with fitted carpets, uPVC double glazing windows and radiators. The second bedroom offers generous integral storage space. Completing the space, the family shower room includes a three piece suite with a glass enclosed double width walk in shower. Tiled splashbacks surround with wood laminate flooring underfoot and a large heated towel rail to the right.

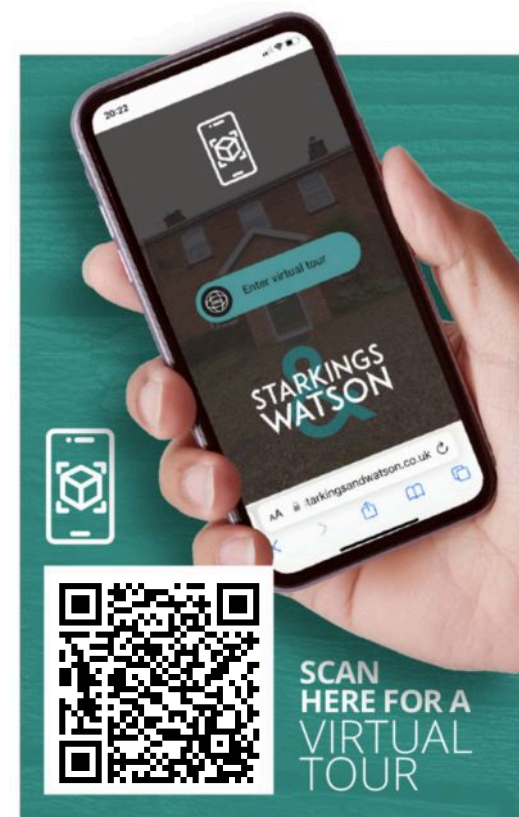
## FIND US

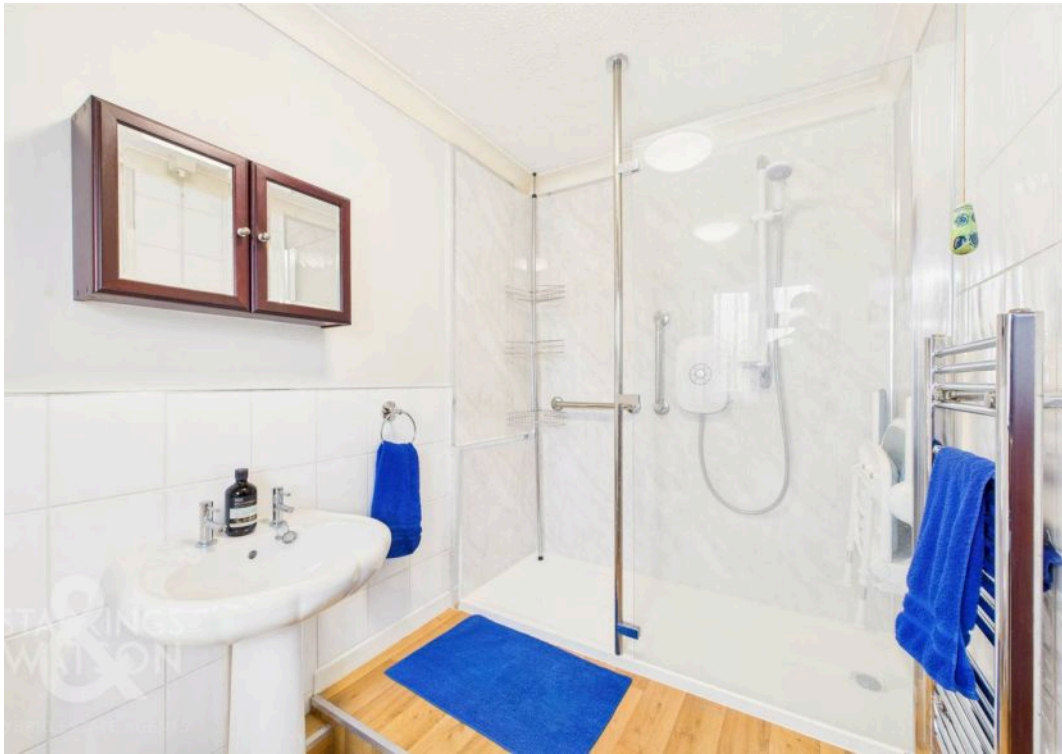
Postcode : NR5 8NF

What3Words : ///hero.desk.wounds

## VIRTUAL TOUR

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









## THE GREAT OUTDOORS

Stepping outside, the enclosed total south-facing rear garden opens to a raised flagstone patio, making an ideal suntrap to enjoy the summer months. To the right, a wooden latch and brace gate takes you through the passageway to the front of the property. The remainder of the garden is predominantly laid to lawn and enclosed by timber fencing with well established shrubs around the properties boundary. The lawn is bisected by a patio walkway leading down to the end of the garden where a shingle garden in addition to two useful storage sheds can be found.







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

878 ft<sup>2</sup>

81.5 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 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.

**GIRAFFE360**





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