



Cromer Road, Norwich - NR6 6XN

**STARKINGS
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HYBRID ESTATE AGENTS



140 Cromer Road

Norwich, NR6 6XN

Situated on a generous plot with a substantial MANICURED REAR GARDEN this SEMI-DETACHED HOME comes with a ONE BEDROOMS SELF-CONTAINED ANNEX as part of a historic garage conversion. The main residence offers character and charm with a modern twist, with a DUAL ASPECT DINING ROOM, 22' SITTING ROOM, kitchen/breakfast room and UTILITY with WC. The first floor landing splits to offer THREE BEDROOMS with use of the FAMILY BATHROOM and second WC. Off road parking can be found to the front with a large DRIVEWAY suitable for multiple vehicles. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Semi-Detached House
- Total Of 1655 Sq. Ft Of Living Accommodation (stms)
- Sympathetically Modernised
- One Bedroom Self-Contained Annex
- 22' Sitting Room & Dual Aspect Dining Room
- Four Bedrooms In Total
- Large Manicured Gardens
- 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

Set back from the street where a newly fitted fence opens onto a large shingle driveway suitable for the parking of multiple vehicles at the front of the home with side access also available for further parking.

THE GRAND TOUR

A separate porch entrance allows the perfect opportunity to slip off shoes before heading indoors to the main lobby with all solid wooden flooring laid underfoot giving access to all living accommodation on the ground floor and built in storage. Turning to your right a bay fronted dining room with tall ceilings can be found. Its dual aspect allows natural light to flood in from every angle with large carpeted floor space leaving room for a formal dining table. Just beyond this space is the extended sitting room, a large open and welcoming space fitted with a multi fuel fire perfect for those colder winter evenings with the extended portion housing floor to ceiling uPVC double glazed French doors and windows taking you directly into the rear garden. Coming off from the central lobby is a large open kitchen breakfast room. The space has been tastefully modernized within keeping to the property's history with all wooden effect flooring giving way to a wide range of wall and base mounted storage units



with wooden work surfaces leaving room for a large gas range cooker with extraction above, dishwasher and inset enamelled butler sink. Off from this space is the utility room offering an additional storage with a second inset chrome sink and plumbing for a washing machine and tumble dryer with two piece WC sat just beyond with frosted glass window. The first floor landing splits to allow access into three bedrooms as well as a second WC just off from the landing with frosted glass window to the exterior. The two piece family bathroom suite can be found off from the landing with all tiled flooring leaving space for vanity storage, with a shower head mounted over the bath and frosted glass window towards the rear garden. Two well proportioned bedrooms sit towards the rear of the home, the smaller coming to your left currently functioning as a home office with carpeted flooring leaving room for a potential double bed or generous single room with additional storage space. A large double bedroom sits at the adjacent side of the home again with rear facing aspect and solid wooden floorboards featuring a radiator mounted below the two windows. The front of the home is occupied by the larger of the bedrooms again with a dual facing aspect allowing natural light to fill the room, uPVC double glazed windows give light to the large open floor space conducive to a choice of potential layouts with ample room for a double bed and additional storage.

Exiting through the utility room you can find access into the converted garage space currently housing a functional annex. As you enter, the kitchen and living area will greet you with all wooden effect flooring and high gloss wall and base mounted storage units giving way to an integrated oven and hob with space for a standalone fridge, freezer and plumbing for a washing machine. Within this space there is also room for a breakfast table and sofa, whilst just beyond a three piece shower room can be found with corner shower units and heated towel rail with the double bedroom sat at the very rear of the home with window into the garden.

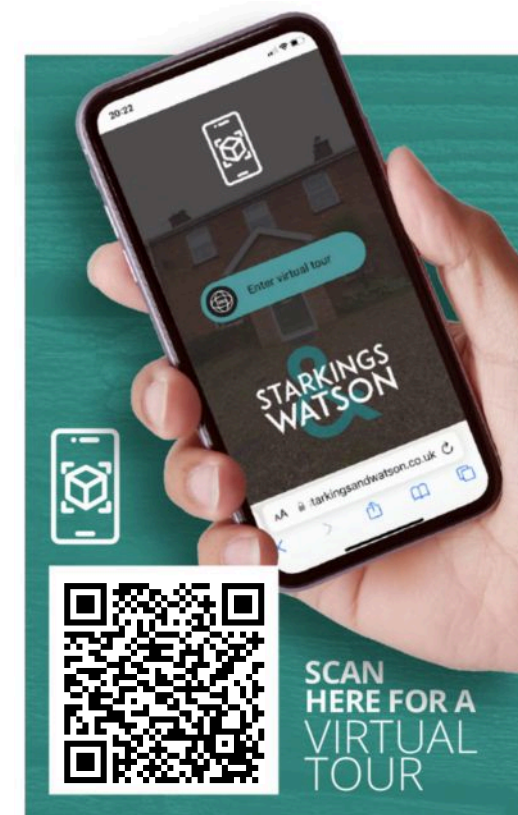
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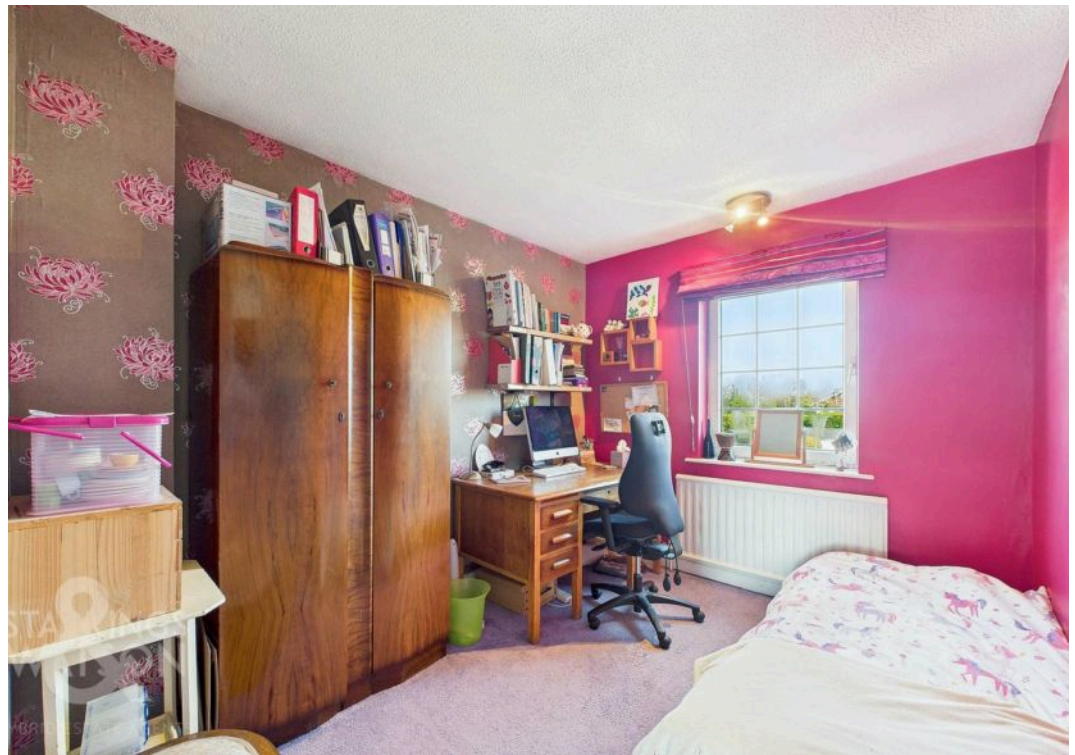
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden itself extends back with tall privacy giving hedges around the outside. The well manicured lawns leave room for colourful planting borders whilst the very rear of the home creates a private and idyllic setting with vegetable planting beds and raised deck seating area in front of a bespoke built timber shed.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1655 ft²

153.8 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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