



Holworthy Road, Norwich - NR5 9DG



Holworthy Road

Norwich

Located in a quiet CUL-DE-SAC setting, this charming END OF TERRACE HOME presents an ideal opportunity for FIRST-TIME BUYERS.

Located within convenient proximity to the UEA and HOSPITAL. Outside, plenty of OFF-ROAD PARKING can be found with an ENBLOC GARAGE adjacent to the property. Stepping inside, the ENCLOSED PORCH ENTRANCE opens to the SITTING ROOM with stairs rising to the first floor and beyond to the KITCHEN and DINING ROOM. Upstairs, THREE BEDROOMS can be found from the landing and a three piece FAMILY BATHROOM. To the rear, the GARDEN is PRIVATE and ENCLOSED.



Council Tax band: B

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- End of Terrace Home
- Perfect First Time Buy
- Off-Road Parking & Enbloc Garage
- Enclosed Porch Entrance
- Three Bedrooms
- Quiet Cul-De-Sac Setting
- Landscaped Private & Enclosed Garden
- Close to the UEA & Hospital

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You also have the Longwater Retail Park just a 10 minute drive away, offering a full range of retail outlets. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

SETTING THE SCENE

The property can be found set back from the road at the end of this quiet cul-de-sac. A flagstone pathway leads to the front, which is enclosed by a wood picket fence and features a well-maintained lawn with established shrubs.



THE GRAND TOUR

Stepping inside, the enclosed porch offers hard flooring underfoot for ease of maintenance and ample space to store coats and shoes with a further integral storage cupboard to the right. The internal door opens to the sitting room. With continued hard flooring underfoot and stairs rising to the first floor. Plenty of light keeps the room bright and airy from front facing uPVC double glazed windows and LED spotlights above. The media wall offers inset space for a television with an electric 'fire' heater below. Moving through to the open plan kitchen and dining room. Formal dining space can be found to the right with a French door opening to the garden. The kitchen itself offers a range of floor and base storage cupboards arranged in a G-shape configuration with an integral oven, hob and extractor and under counter space for white goods.

Ascending the staircase to the carpeted first floor landing, loft access can be found above with doors opening to the three bedrooms. To the left, the third bedroom includes carpeted flooring and a front facing aspect. The main bedroom can be found next door, with wood flooring underfoot and large fitted wardrobes to the left. The second double room can be found to the right from the landing, enjoying a rear facing aspect with carpeted flooring and further fitted wardrobes. Adjacent, the family bathroom offers floor to ceiling tiling with a contemporary three piece suite including a shower over the bath with glass splashback. A wall mounted electric heated towel rail can be found to the left with a generous storage/ airing cupboard to the right.

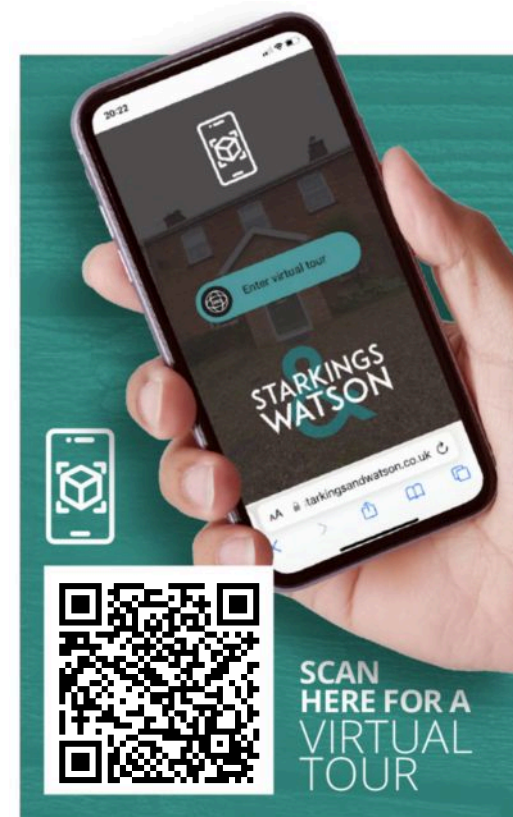
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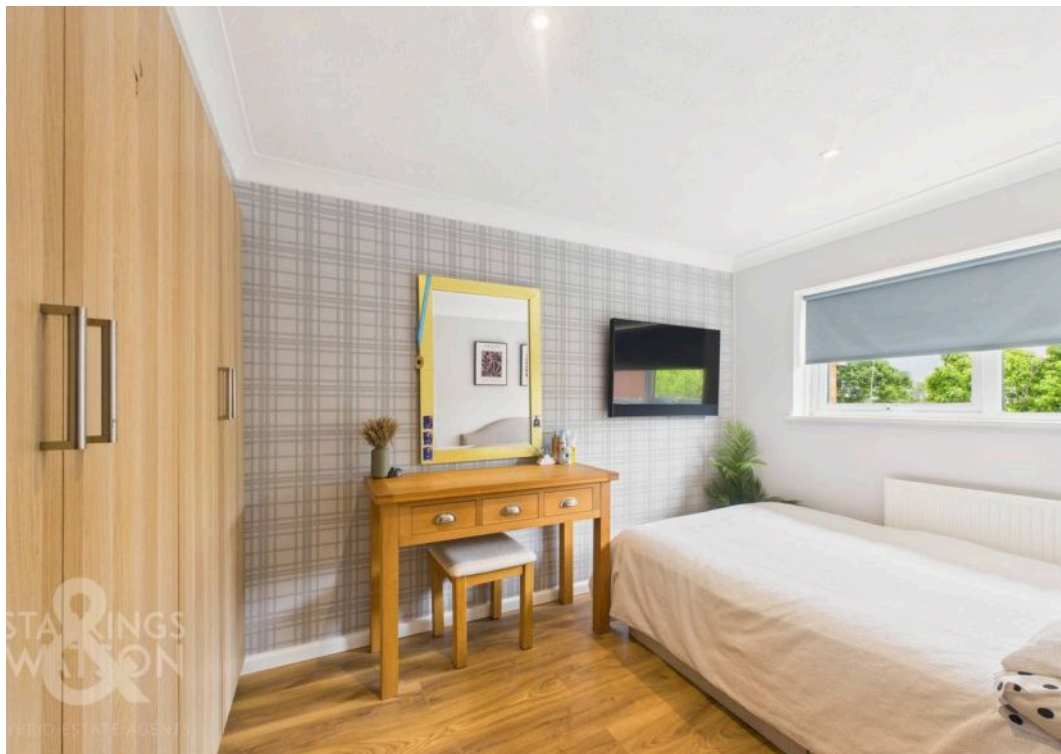
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

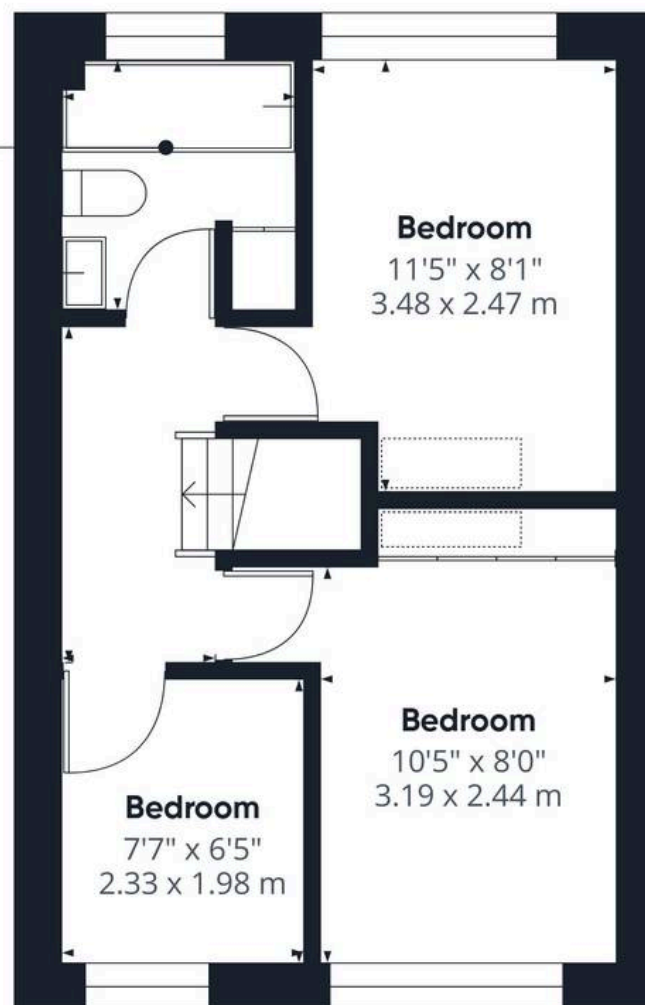
Stepping outside, the private rear garden is fully enclosed with timber fencing, a latch and brace gate leads to the rear of the property where ample off-road parking and the enbloc garage can be found. The garden itself is predominantly laid to lawn with a wooden sleeper enclosed shrub garden to the left and a generous wood decking and pergola adjacent to the property with pathways leading to the rear gate and down the side allowing access to the front.





Ground Floor

Bathroom
6'7" x 6'5"
2.03 x 1.98 m



Floor 1

Approximate total area⁽¹⁾

672 ft²

62.5 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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