



Salvin Court Earlham Green Lane, Norwich - NR5 8BY



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Norwich

NO CHAIN. NEWLY MODERNISED to an exceptionally HIGH STANDARD, this semi-detached home offers the epitome of CONTEMPORARY LIVING, ideally located near the University of East Anglia, Norwich Research Park, and the Hospital area. The property benefits from a private close setting with allocated parking and additional on street parking, whilst the heart of this home lies in the high specification KITCHEN, boasting sleek Silestone Quartz surfaces and top-of-the-range appliances from prestigious brands Samsung and AEG. The main LIVING SPACE is OPEN PLAN with FRENCH DOORS leading out to the garden, creating the ideal entertaining space. The BATHROOMS have been elegantly re-designed, featuring CERAMIC TILING adorned with Heritage and Trafalgar fittings imported from European Heritage on King's Road Chelsea, London. Adding warmth and luxury underfoot, SOLID WOOD FLOORS from Havwood, also from King's Road Chelsea, run through the home.



Each of the FOUR re-decorated BEDROOMS over the two floors offer brand-fitted wardrobes, while the walls are adorned with wall coverings from Designers Guild, also found on King's Road Chelsea. A NEW CENTRAL HEATING SYSTEM, boilers and radiators ensures year-round comfort, complemented by a newly designed and planted ENCLOSED GARDEN complete with power and water connection. A spacious shed in the back garden, accessible via a wide side gate, offers ample storage.

- Newly Modernised to an Exceptionally High Standard
- High Specification Kitchen with Silestone Quartz Surfaces
- Replacement Bathrooms with Ceramic Tiling Complete with Heritage and Trafalgar Fittings
- Solid Wood Floors from Havwood King's Road Chelsea London
- Four Re-decorated Bedrooms with Brand Fitted Wardrobes
- Replacement Central Heating Boiler & Radiators
- Newly Designed and Planted Enclosed Garden with Power & Water
- Private Close Setting with Allocated Parking & On Street Parking

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



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

This is approached via a communal parking area with allocated parking for one vehicle and a low maintenance shingle frontage and side gated access to the rear garden.

THE GRAND TOUR

Heading inside, the hall entrance is finished with wood flooring underfoot whilst stairs rise to the first floor landing and useful cupboard storage space can be found below. Immediately to your right hand side the first of the double bedrooms can be found with wood flooring underfoot, feature decor and useful built-in wardrobe to one corner. A ground floor shower leads off the hall with a high specification finish including a white three piece suite with attractive tiling and a heated towel radiator. The main sitting space enjoys garden views via the rear facing French doors, along with a feature fireplace to one side, and continued wood flooring underfoot. Ample space is provided for soft furnishings and a dining table, whilst an opening takes you to the luxury high specification kitchen with Silestone Quartz work surfaces. The kitchen includes space for an electric cooker with tiled splash-backs running around the work surface. Ample cupboard storage space is included along with an integrated fridge freezer and dishwasher. A large cupboard conceals the central heating boiler.

Heading upstairs, the carpeted landing includes a built-in airing cupboard. The doors take you to the three further bedrooms all of which include built-in storage. Completing the property is the main family bathroom with a white three piece suite including a thermostatically controlled twin head rainfall shower and glazed shower screen over the bath, with contrasting ceramic tiled splash-backs and flooring, and a heated towel radiator.

FIND US

Postcode : NR5 8BY

What3Words : ///ship.shift.shade

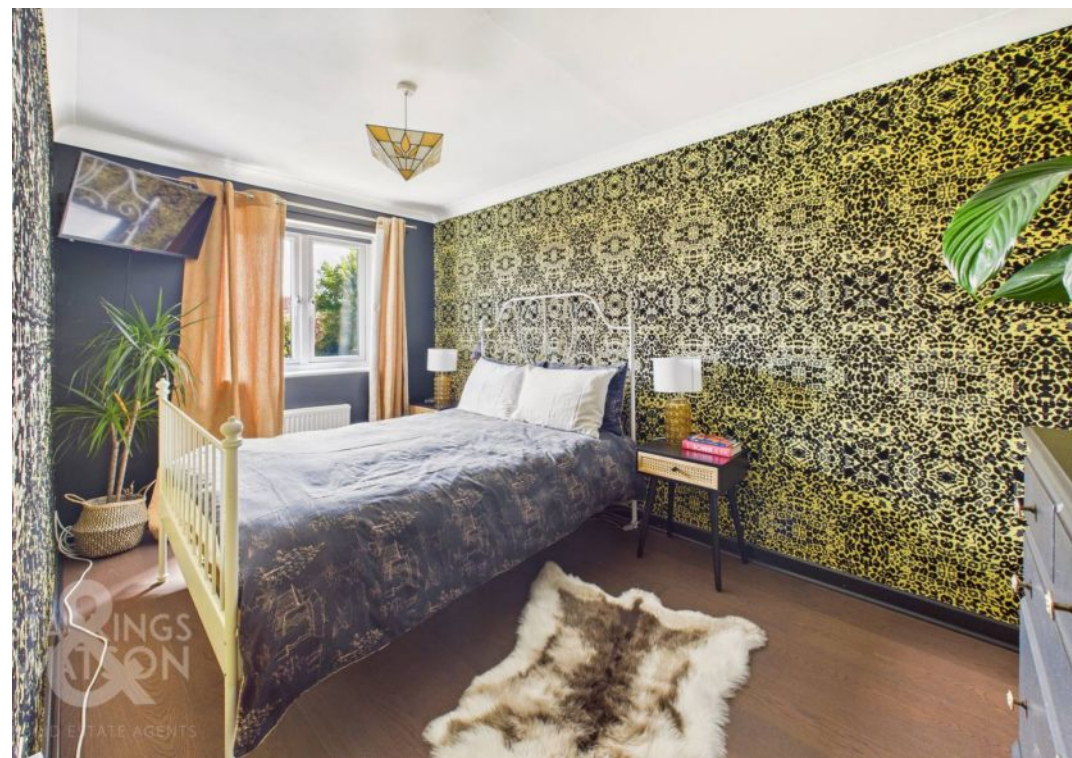
VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge in the region of £200 is due for the upkeep of communal space.



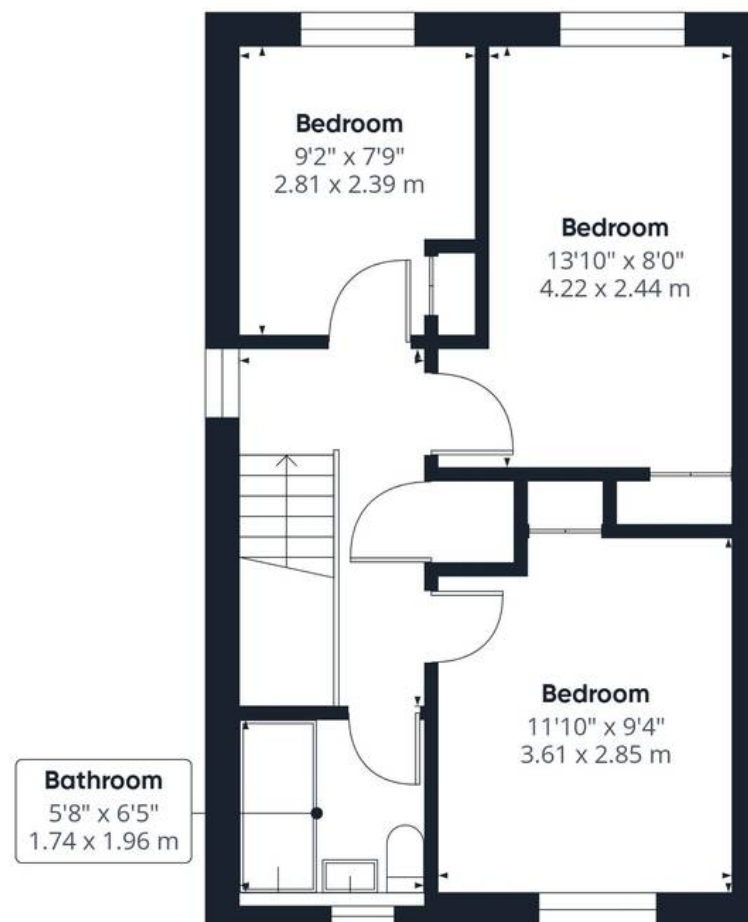
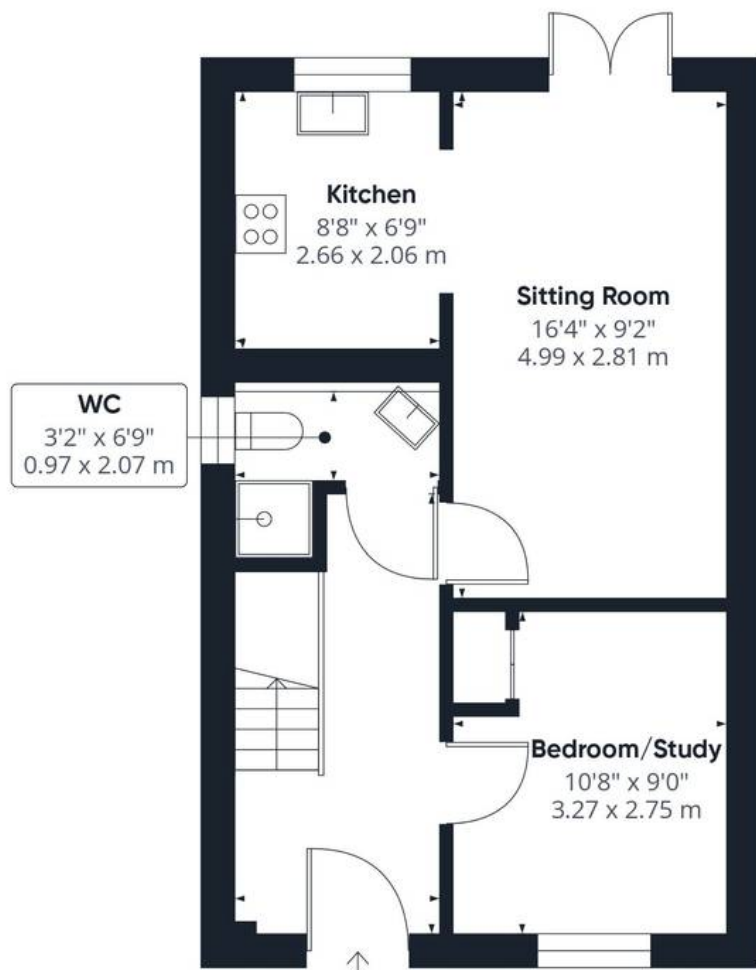




THE GREAT OUTDOORS

Newly landscaped and finished with artificial grass for ease of maintenance, the garden is fully enclosed and includes a large wide side access gate. The timber shed offers ideal storage, with planted borders, outside water and power supplies. An Indian sandstone patio runs across the rear of the property, with French doors from the sitting room.





Approximate total area⁽¹⁾

834 ft²

77.6 m²

(1) Excluding balconies and terraces

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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