



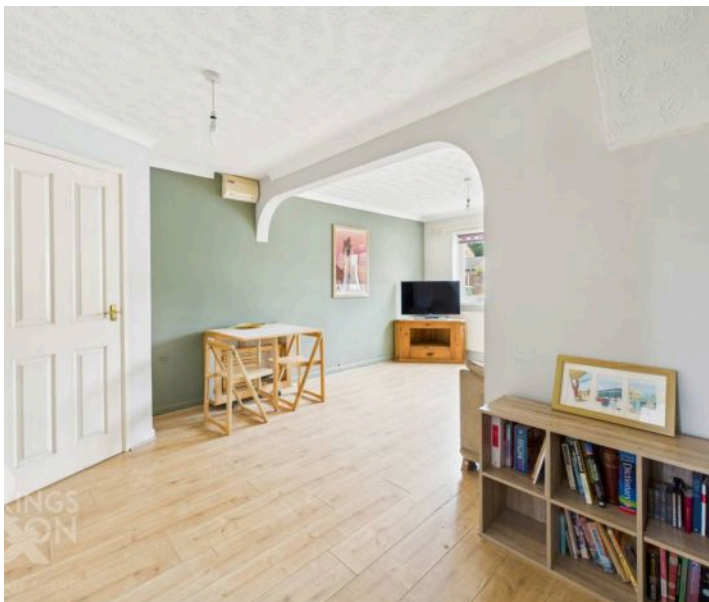
White Gates, Norwich - NR5 0PN



White Gates

Norwich

NO CHAIN. Benefitting from a considerable EXTENSION in the form of a separate SUNROOM, this END-OF-TERRACE HOME offers a generous living space in a quiet and tucked away location. The main living space comes in the form of a 17' L-shape living space leaving more than enough room for a sitting and dining room suite with the kitchen sat just behind featuring AMPLE STORAGE Just off from the kitchen is a considerably extended section of the home comprising the SUNROOM creating a VERSATILE living space to be used as you may see fit. the first floor landing splits to give access into TWO DOUBLE BEDROOMS, both well proportioned with a three piece shower room sat between the two all heated by an updated GAS CENTRAL HEATING SYSTEM, installed in 2023. The rear garden is FULLY ENCLOSED and predominantly laid to lawn whilst to the side of the home, an open courtyard gives way to ALLOCATED OFF ROAD PARKING.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain
- End-Of-Terrace House
- Large L-shape Living Area With Separate Garden Room
- Kitchen With Room For Integrated Appliances
- Two Generous Double Bedrooms
- Three Piece Bathroom
- Fully Enclosed Rear Garden
- Allocated Off Road Parking

Nearby you will find a variety of local amenities including shops, hardware store, post office 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. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

SETTING THE SCENE

The property can be found in a tucked away section off this popular street occupying a position at the very end of the close where an opening to the right hand side of the home leads you towards an open courtyard where allocated parking can be found.



THE GRAND TOUR

The main entrance space comes in the form of a porch to the front of the home laid with all wooden effect flooring creating the ideal area to slip off coats and shoes before heading inside. Beyond this the main living space emerges with stairs for the first floor directly ahead and a brilliantly open L-shaped living area is laid with all wooden effect flooring underfoot and leaves more than enough room for both a sitting and dining room suite with versatility and potential choice of layouts being the main theme. A large floor to ceiling built in storage cupboard sits towards the corner of the room whilst the kitchen sits just behind. The kitchen features a wide array of wall and base mounted storage units which in turn give way to integrated cooking appliances, whilst leaving room for further appliances with plumbing for a washing machine and tumble dryer with space for a standalone fridge, freezer with full tiled splashbacks and double glazed window overlooking the rear garden. Just off from the kitchen is the extended section of the home in the form of a sun room with all uPVC double glazed and warm roof ceiling. This room adds a unique living space for the area within the home, ideally used as a second sitting area, dining room or potential kids playroom amongst many other things where double glazed French doors take you directly onto the rear garden whilst a single door leads you towards the front of the home and patio area.

The first floor landing splits in either direction to allow access into both of the double bedrooms as well as a handy built in storage cupboard and updated shower room featuring walk in shower units and predominantly tiled surround with tall heated towel rail. The smaller of the two bedrooms sits towards the very rear of the home with large open carpeted floor space more than suited to a double bed with additional storage solutions whilst the larger of the bedroom sits at the very front of the property, again more than large enough to accommodate a double bed with two handy built in storage spaces.

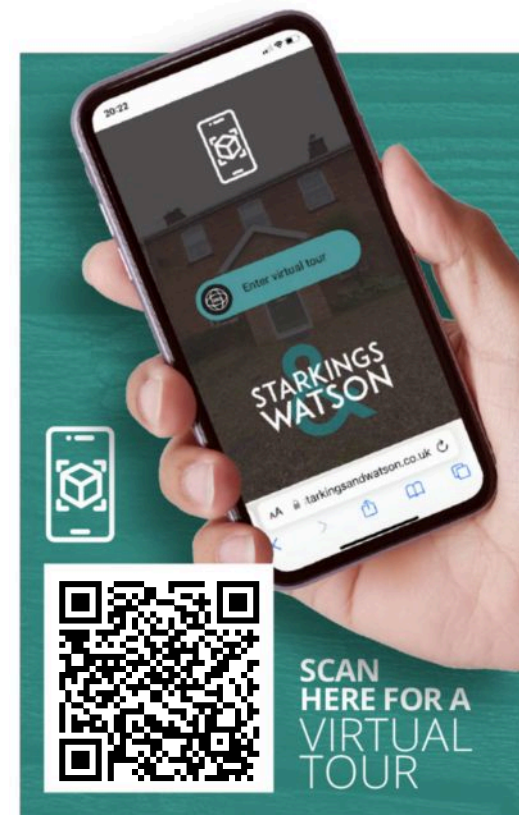
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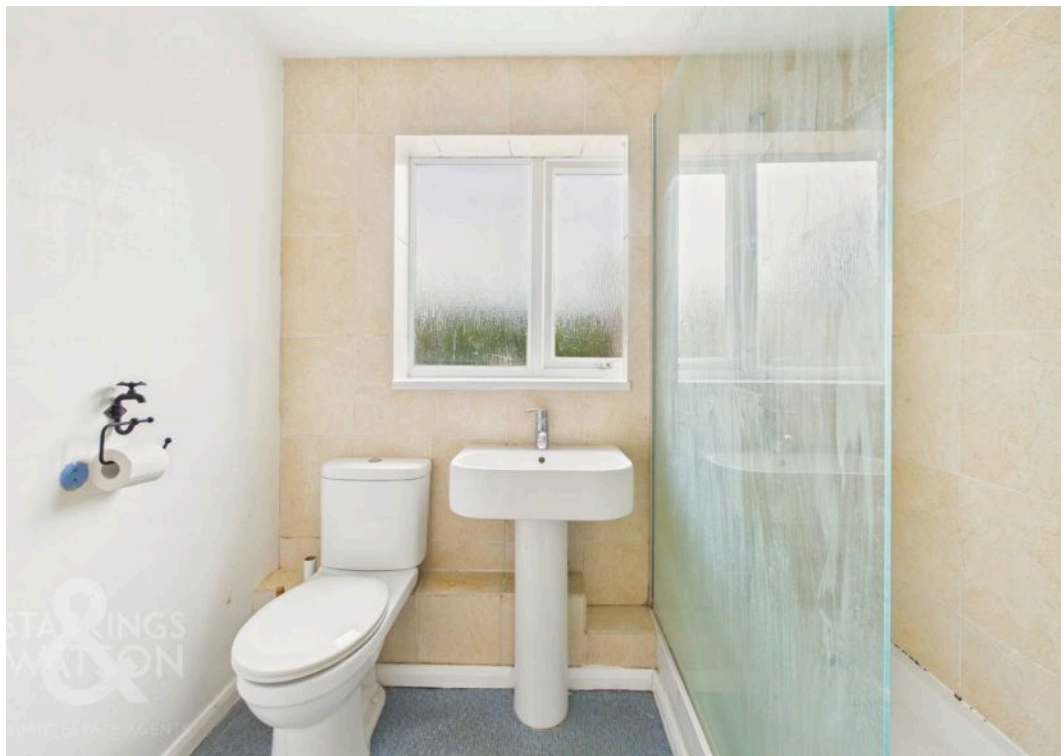
Postcode : NR5 0PN

What3Words : ///boxing.skip.dose

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with low level timber panel fencing where privacy can be enhanced with taller fencing or hedges if desired. A flagstone seating area sits just as you emerge from the sun room through the French doors with the rest of the garden being laid predominantly to lawn with hard standing for a large timber shed also.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

839 ft²

78 m²

Reduced headroom

14 ft²

1.3 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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