



Hill Road, Norwich - NR5 0NG

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Hill Road

Norwich

Positioned on a generous 0.23 ACRE PLOT, this DETACHED HOUSE has been EXTENDED and IMPROVED, offering a SPACIOUS layout including over 2,440 Sq. Ft (stms) of accommodation. Stepping inside, the welcoming HALLWAY ENTRANCE offers a separate CLOAKROOM and stairs rising to the first floor. The well sized GROUND FLOOR SHOWER ROOM can be found from the hallway. To the left, the cosy 21' SITTING ROOM can be found boasting a recently fitted WOOD BURNER. The 26' OPEN PLAN KITCHEN/ DINING ROOM is the heart of the home, boasting BI-FOLDING DOORS leading out, a HIGH-SPECIFICATION kitchen with INTEGRATED 'NEFF' APPLIANCES and a freestanding BREAKFAST BAR. Further, the separate UTILITY ROOM offers undercounter space for white goods and storage. Heading upstairs, THREE BEDROOMS open from the landing, with the MAIN BEDROOM offering part VAULTED CEILINGS and large windows overlooking the garden. The second double room includes a separate DRESSING ROOM and a further room offering flexibility for use as a FOURTH BEDROOM.



The third bedroom enjoys a DUAL ASPECT and INTEGRAL STORAGE. Located centrally from the landing, the FAMILY BATHROOM offers convenience with a three piece suite. Heading outside, the EXPANSIVE GARDENS are PRIVATE and fully ENCLOSED with a VERSATILE OUTBUILDING and separate STORAGE ROOM. To the front, a BRICKWEAVE DRIVEWAY offers useful parking leading to the GARAGE with an ELECTRIC ROLLER DOOR.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended & Improved Detached House
- Expansive 26' Open Plan Kitchen/ Dining Room with Bi-Folding Doors
- 21' Sitting Room with Wood Burner
- Three Double Bedrooms
- 19' Main Bedroom with Vaulted Ceilings & Views overlooking the Garden
- Versatile Triple Aspect Outbuilding with Store Room
- Generous 0.23 Acre Plot with Landscaped Private Gardens
- Driveway Parking & Garage with Electric Door



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, initially offering an enclosed frontage leading to a low maintenance front garden bisected with a flagstone pathway leading up to the main entrance under an enclosed porch.

THE GRAND TOUR

Stepping inside, the grand hallway entrance offers integrated storage with a generous cloak room to the right hand side and tiled flooring running underfoot for ease of maintenance. Stairs rise to the first floor whilst a door to the left opens to the spacious 21' sitting room. Enjoying a front facing aspect, the room is centred around a feature fireplace including a newly fitted wood burner positioned on a tiled hearth. The room allows for a range of soft furnishing layouts and includes carpeted flooring underfoot. Additionally from the hallway, a generously sized three piece shower room can be found offering an inset glass door shower cubicle and substantial floor based storage units. Tiled flooring continues from the hall to the heart of the home, the 26' open plan kitchen and dining room. Offering a freestanding generous breakfast bar to the left hand side perfect for informal dining. The room enjoys plenty of natural light from a dual aspect including bi-folding doors opening to the garden. The kitchen itself is built to a high specification with a wide range of floor and wall base storage cupboards with ample worktop space for food preparation. Integrated appliances also feature including a 'Neff' oven, inset electric hob and extractor.

To the corner of the room, the separate utility offers further convenience with under counter space for white goods including a washing machine and tumble dryer and storage.

Ascending the stairs to the carpeted first floor landing, doors open to three double bedrooms. The generous main bedroom offers wood flooring underfoot with ample room for storage and dressing furniture. The room enjoys a rear facing aspect with large uPVC windows overlooking the generous gardens. The second double room includes a separate dressing room and a further room adjacent providing flexibility for use as a fourth bedroom. The final double room enjoys a dual aspect, part-vaulted ceilings and useful integrated storage. completing accommodation, a further three piece family bathroom is located centrally from hallway including a bath, with a primarily tiled surround and useful vanity storage below the sink.

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VIRTUAL TOUR

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







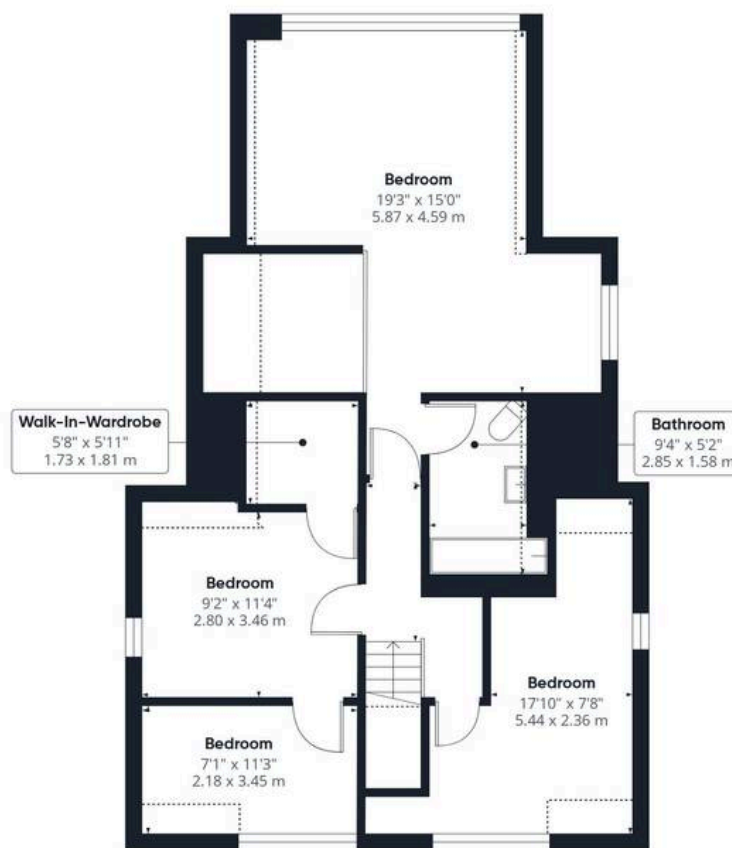
THE GREAT OUTDOORS

Stepping outside, you are initially greeted by a flagstone patio perfect for outdoor furniture to enjoy the summer months, leading to a well maintained lawn with a range of well established shrubs and trees running along the border. Continuing to the brick built outbuilding, offering uPVC double glazed windows and two sets of French doors offering a triple aspect ensuring the room with is flooded with natural light. Loft storage can be found above and a further room to the rear currently used for storage. Adjacent, an enclosed wooden decking can be found, offering a totally private outlook and continuing to the end of the garden where a summer house and brick built store can be found.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2442 ft²

226.8 m²

Reduced headroom

68 ft²

6.3 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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