



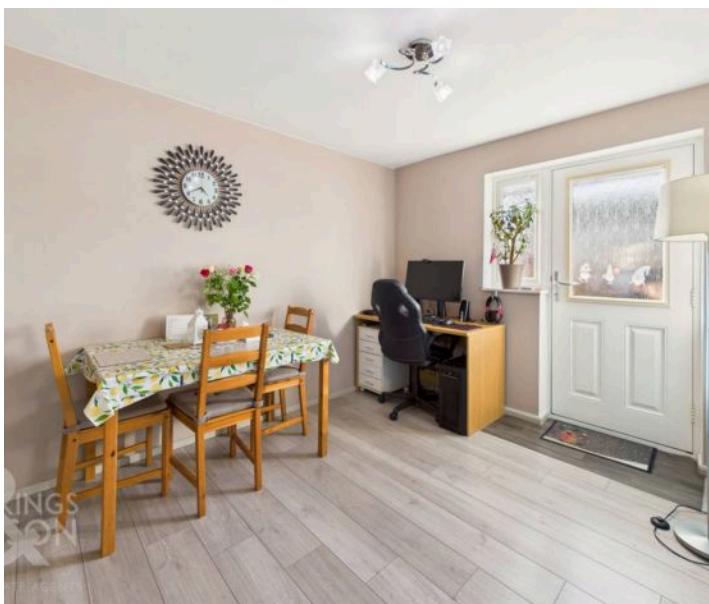
Bates Green, Norwich - NR5 8YN



Bates Green

Norwich

Positioned OVER-LOOKING GREEN SPACE, this MID-TERRACED HOUSE is TURNKEY and ready to move in, having been extensively MODERNISED and IMPROVED throughout. The roof was re-felted and re-laid in February 2019, windows were replaced in August 2020 with 10 years warranty, the electrics. a new fuse box was installed with certificate valid till 01/2026, Oak veneer internal doors installed summer 2024, the new boiler was installed 02/2023 with an extended 10 years warranty and the whole house re plastered over the last 4 years. Comprising an ENCLOSED PORCH, perfect for storing outdoor wear and leading to the HALLWAY ENTRANCE boasting INTEGRATED STORAGE/ UTILITY ROOM and a convenient two-piece W.C. Further, the FULLY FITTED KITCHEN boasts INTEGRATED COOKING APPLIANCES and leads to the expansive 22' OPEN PLAN SITTING and DINING ROOM. Heading upstairs, THREE BEDROOMS open from the landing serviced by a modern three-piece FAMILY BATHROOM including a shower over the bath. Outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED, having been LANDSCAPED including a RAISED DECKING and PERGOLA.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid-Terrace House
- Extensively Updated & Immaculately Presented Throughout
- Pedestrian Frontage Overlooking Communal Green Space
- 22' Open Plan Sitting & Dining Room
- Kitchen with High Specification Integrated Cooking Appliances
- Three Bedrooms
- Ground Floor W.C & Family Bathroom
- Enclosed Front & Rear Gardens

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 overlooking communal green space enclosed with a wooden picket fence, offering low maintenance garden laid to shingle and synthetic grass. The main entrance can be found at the front of the property up a shallow step.

THE GRAND TOUR

Stepping inside, an enclosed porch offers useful space for storing outdoor wear including coats and shoes with a second door leading to the hallway entrance including a conveniently located two piece W.C. Stairs rise to the first floor and an integrated storage cupboard/utility room can be found to the right hand side. Moving through, to the left the fully fitted kitchen offers a range of wall and base storage cupboards and integrated cooking appliances including a 'Neff' oven, four burner gas hob and extractor above with further undercounter space available for white goods including a washing machine. At the end of the hall, the 22' open plan sitting and dining room can be found with wood effect flooring underfoot. The room allows for a range of soft furnishing layouts and space for formal dining with a door at the rear leading out to the garden.

Ascending the stairs to the carpeted first floor landing, loft access can be found above whilst doors open to three bedrooms. The two large bedrooms can be found enjoying a front facing aspect, both including integrated wardrobes, carpeted flooring and radiators. The smallest room enjoys a rear facing aspect with uPVC double glazed windows overlooking the rear garden, also benefiting from generous integrated storage space. Completing the accommodation, the family bathroom offers a shower over the bath, vanity storage below the sink and a wall mounted heated towel.

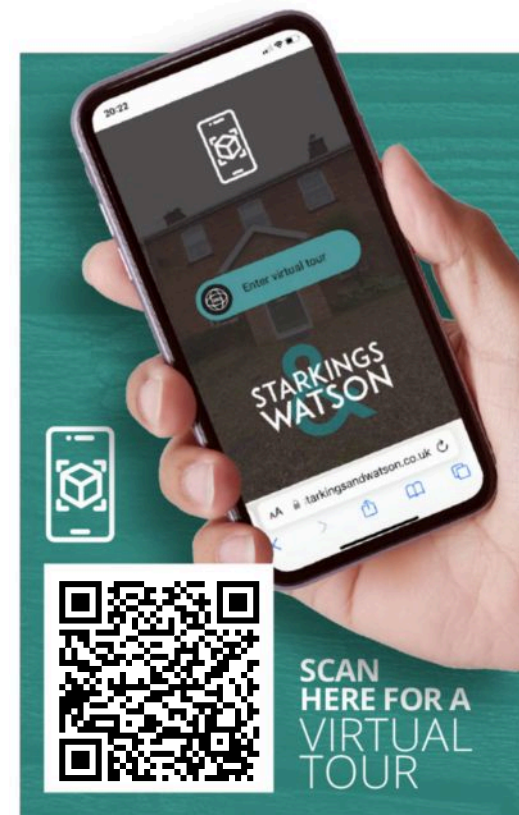
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What3Words : ///bunny.wins.topic

VIRTUAL TOUR

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



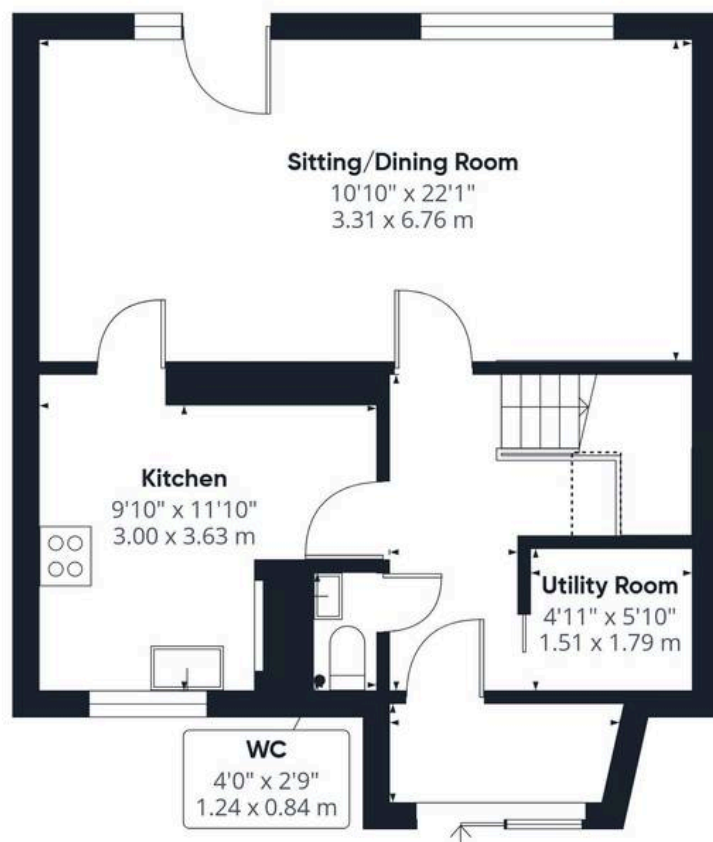




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed, predominantly laid to lawn with a flagstone patio walkway leading to the end of the garden and an adjacent raised decking area and covered by a wooden pergola. At the end of the garden a large wooden storage shed can be found whilst a wooden latch and brace gate leads out giving access to the rear pathway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

928 ft²

86.2 m²

Reduced headroom

5 ft²

0.4 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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