



Yaxley Way, Norwich - NR5 9EQ



Yaxley Way

Norwich

Occupying a TUCKED AWAY positioning, this DETACHED HOUSE offers an opportunity to REMODEL and UPDATE, boasting a PRACTICAL and VERSATILE layout. The property includes gas fired central heating, the BOILER has been replaced in the last 6 months, providing PEACE OF MIND for buyers. Stepping inside, the HALLWAY ENTRANCE offers a convenient two piece W.C with stairs rising to the first floor. the 18' SITTING ROOM enjoys a DUAL ASPECT, flooding the room with natural light. Across the hall, the 18' OPEN PLAN KITCHEN and DINING ROOM includes a fully fitted kitchen, space for formal dining and deceptive INTEGRAL STORAGE. Heading upstairs, THREE BEDROOMS open from the landing, previously a four bedroom configuration that could easily be reversed, a three piece FAMILY SHOWER ROOM can be found centrally from the landing, including a glass enclosed shower cubicle. Externally, DRIVEWAY PARKING is available for multiple vehicles, leading to a GARAGE with ELECTRIC DOOR. To the rear, the LARGER THAN AVERAGE GARDEN is PRIVATE and FULLY ENCLOSED.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached House
- Opportunity to Remodel & Update
- 18' Dual Aspect Sitting Room
- 18' Open Plan Kitchen/ Dining Room
- Three/Four Bedrooms with Family Bathroom
- Ground Floor W.C
- Driveway Parking & Garage with Electric Door
- Larger Than Average Private & Enclosed Rear Garden

The Norwich City suburb of Clover Hill and Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools. This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich Hospital and the University of East Anglia.



SETTING THE SCENE

The property can be found set back from the road, opening to a well proportioned brick weave driveway for parking multiple vehicles and a garage with an electric roller door. The main entrance can be found at the front of the property.

THE GRAND TOUR

Stepping inside, the light and bright hallway entrance offers tiled flooring underfoot for ease of maintenance with a conveniently located two piece W.C to the right hand side. Opening on the left, the 18' sitting room enjoys a dual aspect ensuring the room is flooded with natural light. Hard flooring runs underfoot and the room allows for a range of soft furnishing layouts and enjoys views overlooking the garden, in addition the sitting room benefits from a large storage cupboard underneath the stairwell. Tiled flooring continues from the hallway into the 18' open plan kitchen and dining room. The kitchen itself offers a range of wall and base storage cupboards with space for essential white goods including a washing machine, American style fridge/freezer, oven, hob and large under stair storage. A French door leads out to the garden with ample surrounding space for formal dining. The boiler can be found to the corner, refitted just six months ago offering peace of mind. Opposite, a deceptively large integrated storage cupboard offers useful storage space below the stairwell.

Ascending the stairs to the carpeted first floor landing, loft access can be found above and a generous airing cupboard. Doors open to three well sized bedrooms. The main bedroom enjoys a rear facing aspect with double glazed windows, carpeted flooring and space for a large double bed and storage furniture. The second double room has been reconfigured, previously two bedrooms. The dividing wall has been knocked through to create a large double bedroom however, the dividing wall could easily be reinstated. Centrally located from the landing, the three piece family shower room can be found including a glass enclosed double shower cubicle.

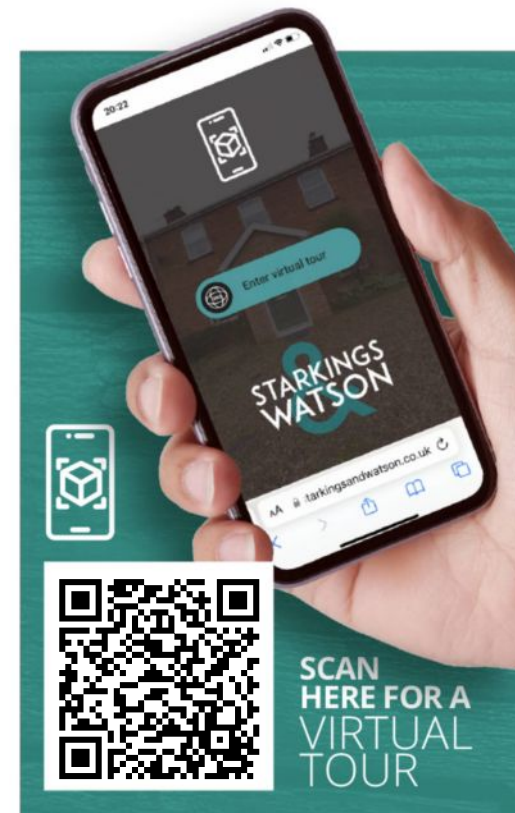
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VIRTUAL TOUR

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



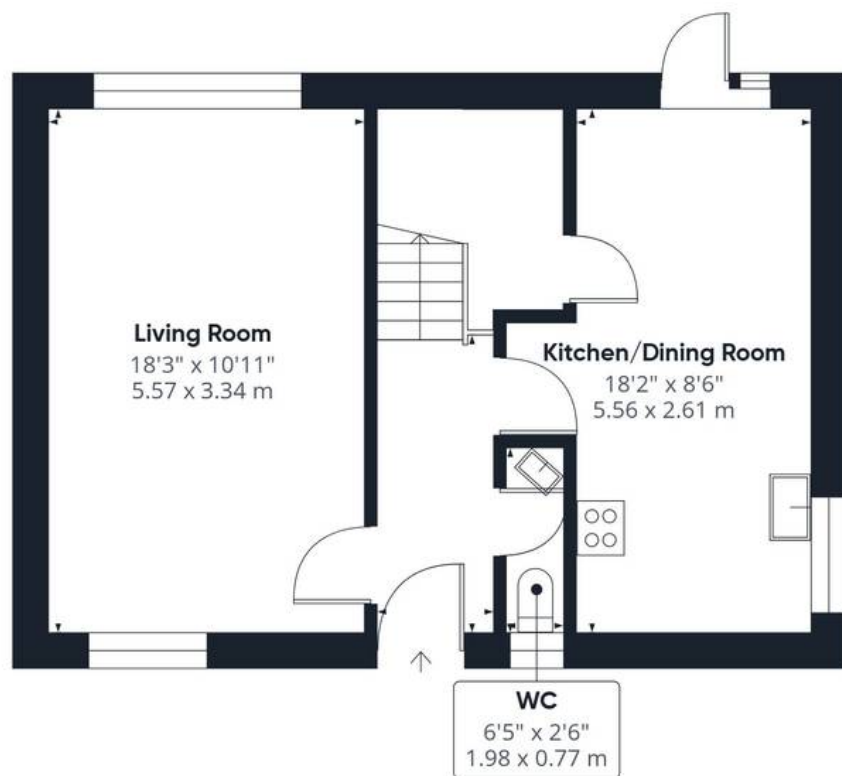




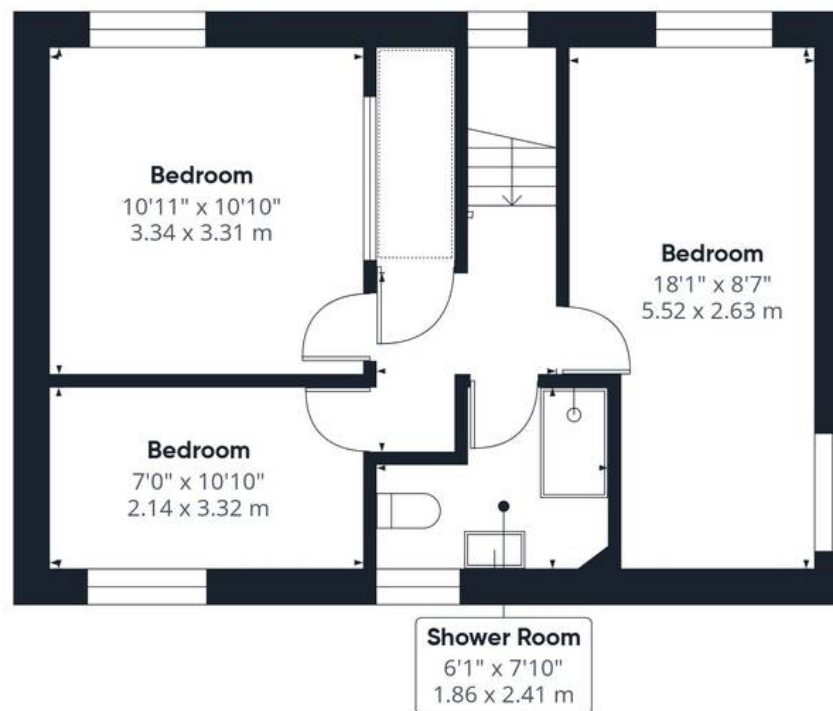
THE GREAT OUTDOORS

Stepping outside, the rear garden is fully enclosed with timber panel fencing initially offering two separate patio spaces perfect for outdoor furniture to enjoy the summer months. A substantial storage shed can be found to the rear of the garage whilst the remainder of the garden is predominantly laid to a well maintained lawn, with a wooden sleeper enclosed decorative shingle garden offering a range of potted plants and shrubs.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
892 ft²
82.9 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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