



North Walsham Road, Norwich - NR6 7QQ



North Walsham Road

Norwich

NO CHAIN. REQUIRING REMEDIAL WORKS and UPDATING, full structural and drainage surveys are ready for review upon request. This SEMI-DETACHED HOUSE presents a fantastic opportunity to RE-MODEL, EXTEND and RENOVATE, occupying a PROMINANT POSITION on a deceptively LARGE PLOT. Comprising a HALLWAY ENTRANCE with stairs rising to the first floor, opening to the spacious fronted BAY-WINDOW, 15' SITTING ROOM, continuing through the home to the DINING ROOM, offering ample room for formal dining and a REAR PORCH leading out. Adjacent, the FULLY FITTED KITCHEN includes an INTEGRATED PANTRY CUPBOARD, with potential to knock through to the dining room. Heading upstairs, the GALLERIED LANDING includes a generous AIRING CUPBOARD, with doors opening to TWO DOUBLE BEDROOMS and a conveniently located three piece FAMILY BATHROOM. Outside, DRIVEWAY PARKING can be found to the front for multiple vehicles, whilst the expansive REAR GARDEN is PRIVATE and FULLY ENCLOSED.



Council Tax band: C

Tenure: Freehold

- No Chain!
- Semi-Detached House
- Remedial & Renovation Works Required
- Huge Potential to Remodel/ Extend (stp)
- 15' Sitting Room
- Dining Room & Fully Fitted Kitchen
- Two Double Bedrooms
- Large Private & Enclosed Garden

You will find Sprowston to the north of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops, golf course and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by, and access to the NDR.

SETTING THE SCENE

The property can be found set back from the road, opening to a paved driveway with an adjacent low maintenance shingle driveway. A wooden latch and brace side gate allows access to the garden whilst the main entrance can be found at the front of the property under an open porch.



THE GRAND TOUR

Stepping inside, the welcoming hallway entrance offers carpeted flooring underfoot with integrated storage beneath the stairs and space for storing outdoor wear including coats and shoes. Initially to the right, the 15' sitting room is flooded with natural light from front facing bay windows. The room is centred around a feature fireplace allowing for a range of soft furnishing layouts. At the end of the hallway, spacious dining room overlooks the garden with ample room for formal dining and a rear porch leading out to the garden. Adjacent, the fully fitted kitchen offers wall and floor base storage cupboards and space for essential white goods with a separate integrated pantry.

Ascending the stairs to the galleried first floor landing, loft access can be found above whilst a generous built in airing cupboard is located to the left. Doors open to two double bedrooms with the main bedroom enjoying a front facing aspect and twin built in wardrobes. The second double room, enjoys a rear facing aspect with uPVC double glazed windows, carpeted flooring running underfoot and space for a large double bed and storage furniture. Completing the accommodation, the three piece family bathroom includes a bath with a tiled splashback.

FIND US

Postcode : NR6 7QQ

What3Words : ///juror.grew.fuels

VIRTUAL TOUR

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

AGENTS NOTES

The structural surveyor has advised of weather deterioration to the masonry at the centre of the gable height and visible bowing to the mid height of the external gable end includes cracking in various places internally, concluding a drainage survey was required to locate the source of the issue. The subsequent drainage survey has concluded the kitchen sink is visibly damaged and leaking water into the ground between bricks. Additionally, the pipework leading from the manhole to the gully has been made redundant, with previous work not carried out correctly further leaking water into the surrounding sub soil. Costs of remedial work have been quoted at £800+VAT. The pipework from FW1 to the main is badly cracked the majority of the way down, with remedial works quoted at £2400+VAT. Full reports for both the structural survey and drainage survey can be provided upon request. Potential purchasers should be made aware that they must make their own enquiries, with no representations or guarantees made by the vendor or Starkings & Watson.



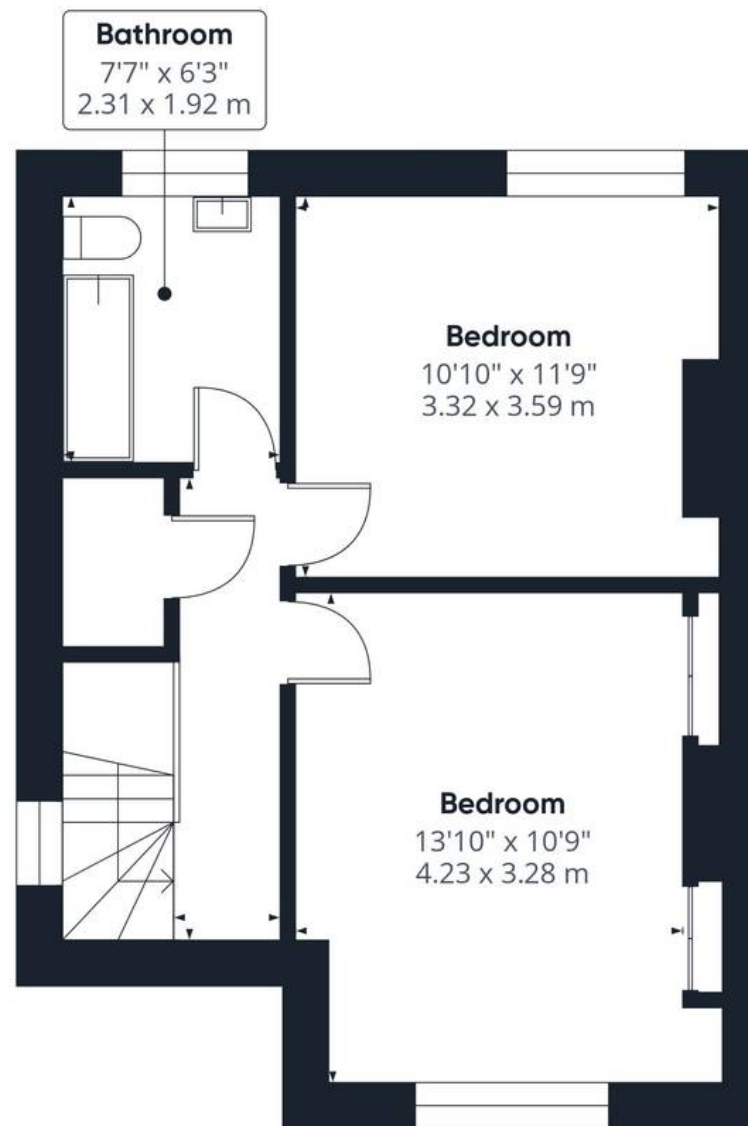
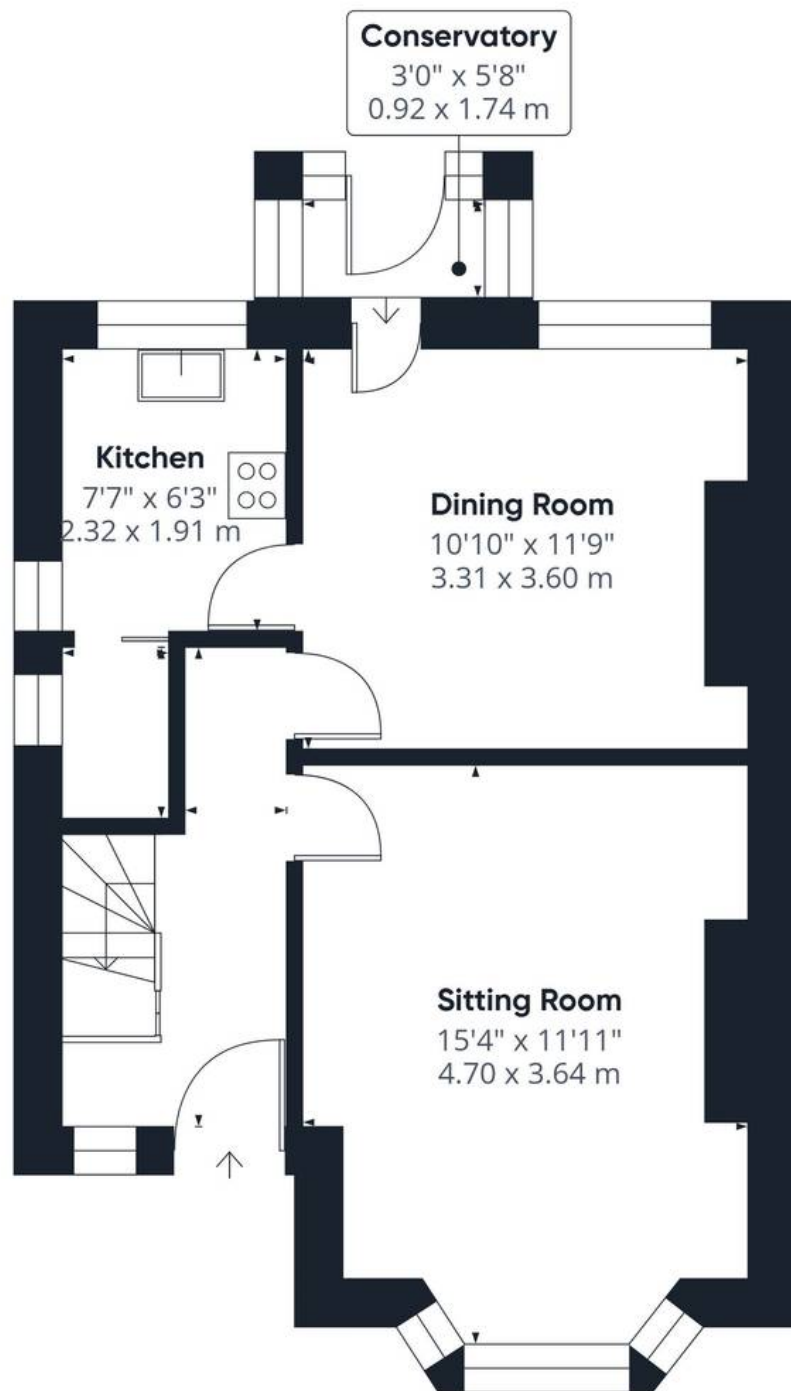




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully closed initially offering a flagstone patio for outdoor seating. Continuing down the garden, predominantly laid to lawn with a summer house and various outbuildings and sheds. The borders offer a range of mature shrubs and well established trees.





Floor 1

Approximate total area⁽¹⁾

821 ft²

76.3 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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