



Knowland Grove, Norwich - NR5 8YD



Knowland Grove

Norwich

Positioned OVERLOOKING GREEN SPACE, this FIRST FLOOR FLAT has been lovingly UPDATED & IMPROVED with a RE-MODELLED LAYOUT, offering a PRIVATE ENTRANCE and a BICYCLE STORAGE SHED, additionally having all NEW WINDOWS and DOORS installed in 2022. Internally, the ENCLOSED PORCH ENTRANCE opens to the 19' DUAL ASPECT SITTING and DINING ROOM, perfect for relaxing and entertaining, boasting ample room for soft furnishings and formal dining. Beyond, the modern FULLY FITTED KITCHEN includes INTEGRATED APPLIANCES for added convenience. Continuing to the inner hall, doors open to TWO DOUBLE BEDROOMS, both of which include INTEGRATED WARDROBES and serviced by a REFITTED FAMILY SHOWER ROOM.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- First Floor Flat
- Modernised & Remodelled Interior
- 19' Dual Aspect Sitting/ Dining Room
- Modern Kitchen With Integrated Cooking Appliances
- Two Double Bedrooms
- Updated Three Piece Family Shower Room
- All Windows & Doors Replaced in 2022
- Bicycle Shed Store Included

Located on the fringe of Norwich City, this property provides a delightful retreat from the hustle and bustle, but within convenient distance to the main shopping district, University of East Anglia, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found, in particular the A11 and A47.

SETTING THE SCENE

The property can be found surrounded by communal green space, a short flight of stairs leads up to a private balcony where the main entrance can be found under an open porch.



THE GRAND TOUR

Stepping inside, the enclosed porch entrance offers a suitable space for storing outdoor wear including coats and shoes. Continuing through, the 19' dual aspect sitting and dining room is the heart of the home. A perfect space for entertaining and formal dining. Fitted carpeted flooring runs underfoot with the room allowing for a range of soft furnishing layouts centred around a bespoke fitted media unit with floor based storage. Two further integral storage cupboards can be found to the corner of the room adjacent to the recently refitted kitchen. The kitchen itself offers a range of wall and base storage cupboards and includes under counter space for a washing machine and an American style fridge freezer. Integrated cooking appliances also include an oven and grill, four burner gas hob, and extractor above in addition to ample worktop space for food preparation.

Progressing to the inner hallway, further generous integrated storage spaces can be found whilst doors open to two double bedrooms. The main bedroom includes wood flooring underfoot with uPVC double glazed windows overlooking communal green space. The room further benefits from integrated wardrobes. The second double bedroom offers carpeted flooring underfoot with integrated wardrobes on both sides and space for a double bed. Completing the accommodation, the modern three piece shower room offers 'Jack and Jill' basins with vanity storage below the sink, in addition to an inset shower cubicle with a tiled surround and a folding glass flashback.

FIND US

Postcode : NR5 8YD

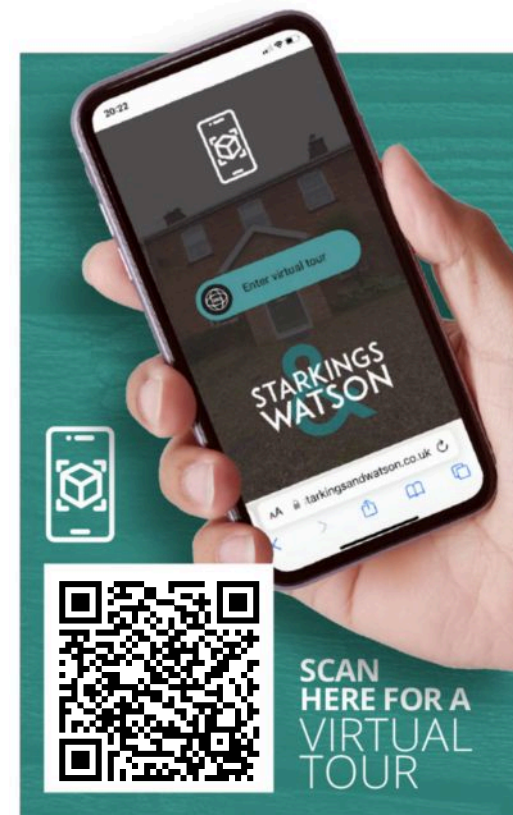
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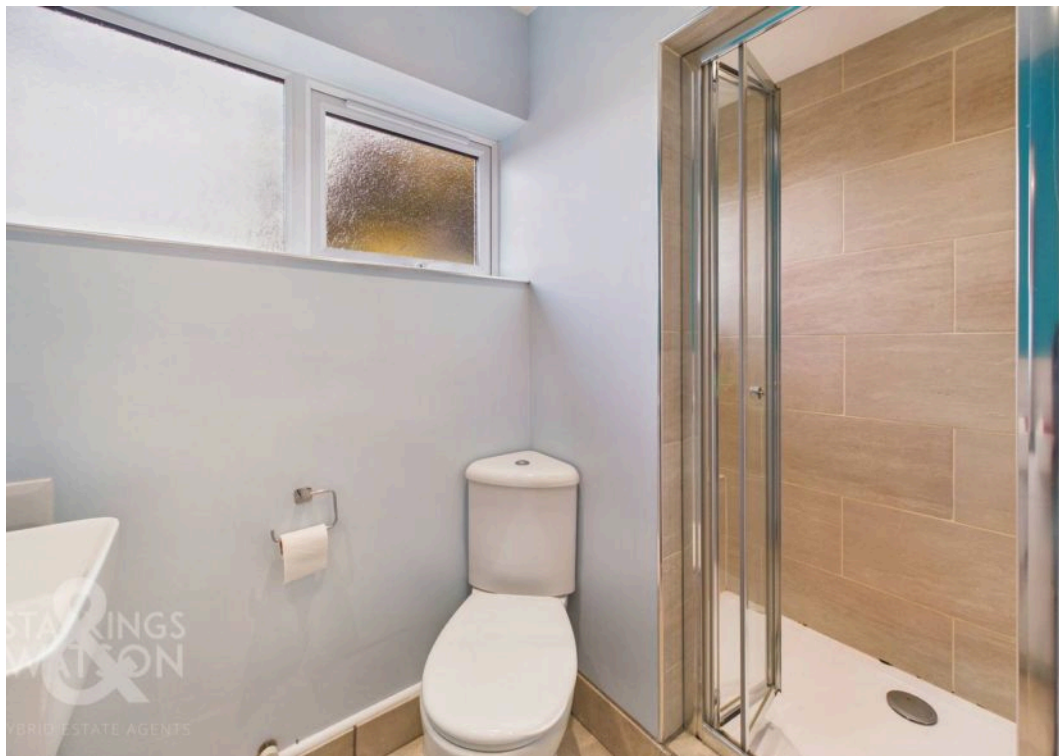
VIRTUAL TOUR

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

AGENTS NOTES

This property is offered on a leasehold basis with 90 years remaining. A service charge of £300 and ground rent of £10 are paid annually.



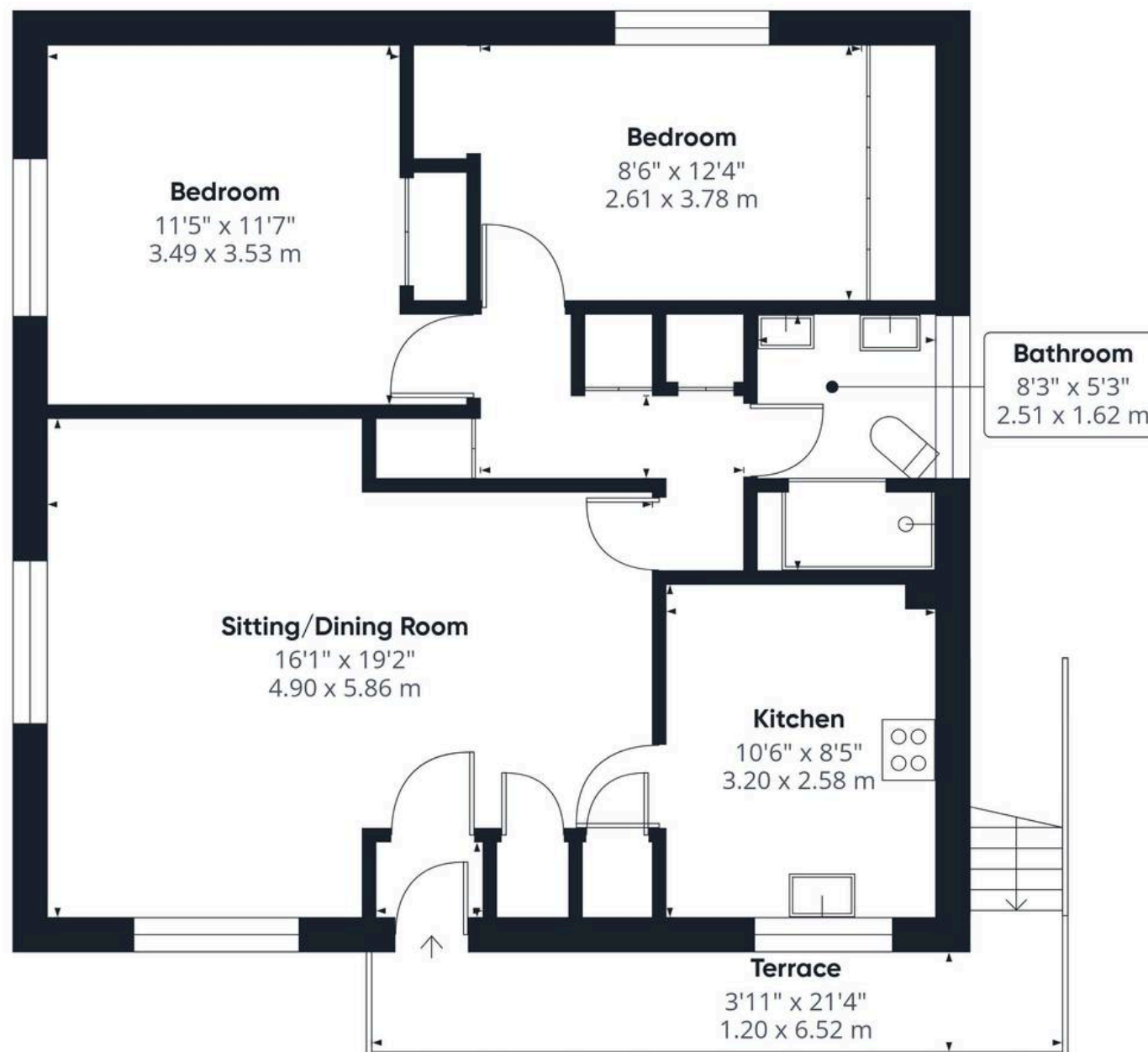




THE GREAT OUTDOORS

The property is surrounded by communal green space, predominantly laid to well maintained lawns, shrubs and trees whilst the bicycle shed can be found in the vicinity.





Approximate total area⁽¹⁾

737 ft²

68.7 m²

Balconies and terraces

86 ft²

8 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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