



Rachel Close, Norwich - NR5 8JF





## Rachel Close

Norwich

Sit within a QUIET CUL-DE-SAC, this SEMI-DETACHED HOME has been improved and EXTENDED by the current owners to give a living accommodation spanning over 1000 Sq. Ft (stms) including a versatile 15' GARDEN ROOM. The ground floor offers two further reception areas to include a large SITTING ROOM and 21' open KITCHEN/DINING ROOM with access coming to a ground floor WC and UTILITY ROOM. The first floor landing gives access to all THREE BEDROOMS within the home with all having use of the three piece family bathroom suite. Externally, the rear garden is generous in size, creating the ideal space for families to enjoy while a DRIVEWAY gives OFF ROAD PARKING to the front of the home with potential for this to be extended and grown if desired (stp).

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





- Semi-Detached House
- Extended Living Accommodation Giving Over 1000 sq. Ft (stms)
- 21' Open Kitchen/Dining Room
- All uPVC Double Glazed 15' Garden Room Extension
- Three Bedrooms
- Family Bathroom & Ground Floor WC
- Private Rear Garden
- Driveway Giving Off Road Parking

Situated within a popular residential area between West Earlham, Costessey and the UEA and on the outskirts of Norwich, this location is popular for families and students alike. The property is only a 10 minute walk to the UEA and in the other direction you find all the local amenities that Costessey offers such as shops, hardware store, post office, convenience store etc. Local schooling is located close by up to secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

#### SETTING THE SCENE

The property is tucked away in a quiet cul-de-sac to the right hand side where a shingle driveway allows for off road parking. The driveway space could be extended to accommodate more cars if desired (stp).



## THE GRAND TOUR

Once inside, the central hallway is the first place to greet you granting access to all living accommodation on the ground floor as well as stairs for the first floor and handy under the stair storage cupboard. The main reception room comes in the form of a carpeted sitting room fronted by large uPVC double glazed windows. The conventional floor space here is conducive to a potential choice of layouts of soft furnishings giving flexibility in layout. Towards the rear of the home, an impressively sized 21' kitchen and dining room creates the ideal hub for a busy family where a mixture of wall and base mounted storage units can be found leaving more than enough room for freestanding appliances with plumbing for a dishwasher beneath the inset chrome sink. The floor space opens up towards the right hand side of the property to leave room for a formal dining table whilst further wall and base mounted storage units can be fitted. Found just off from the kitchen dining area is a garden room extension measuring some 15ft in length overlooking the garden, the space is fully double glazed with all uPVC double glazed windows and wooden effect flooring where French doors open to take you into the rear garden again, creating a versatile living area currently used as a dining room however potentially to be used as a secondary sitting area or children's playroom if desired. To the side of the kitchen a second lobby space can be found with side access door taking you to the front and rear gardens. This space is currently used as a utility room with power and plumbing for freestanding appliances and a two piece ground floor WC finished with a frosted glass window to the outside.

The first floor landing splits in both directions to give access to all three of the bedrooms within the home as well as a three piece family bathroom suite complete with a predominantly tile surround, shower head mounted over the bath and a low level radiator.

The smaller of the bedrooms comes to the right hand side - this space sits towards the front of the property with a gas fired radiator below the double glazed windows making this the ideal single bedroom, potential nursery or home office. The larger of the bedroom sits just next door to this again with a front facing aspect. This room benefits from built in storage wardrobes with large open carpeted floor space more than capable of housing a large double bed with additional soft furnishings whilst a second double bedroom sits towards the rear of the home where this space also benefits from a built in storage space overlooking the rear gardens.

## FIND US

Postcode : NR5 8JF

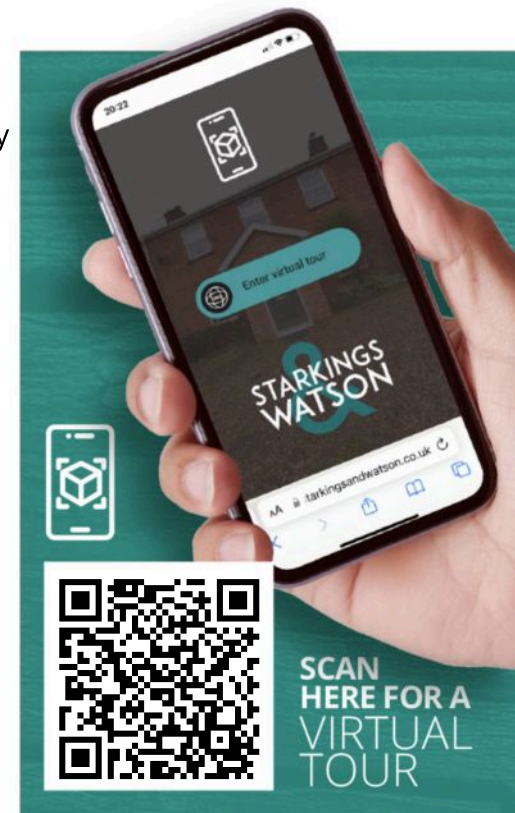
What3Words : ///glass.button.yappy

## VIRTUAL TOUR

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

## AGENTS NOTES

The property is of non-standard construction as we understand the property to be System Built, therefore it is recommended that potential purchasers complete their own research to confirm if a mortgage can be obtained with your own choice of lender.







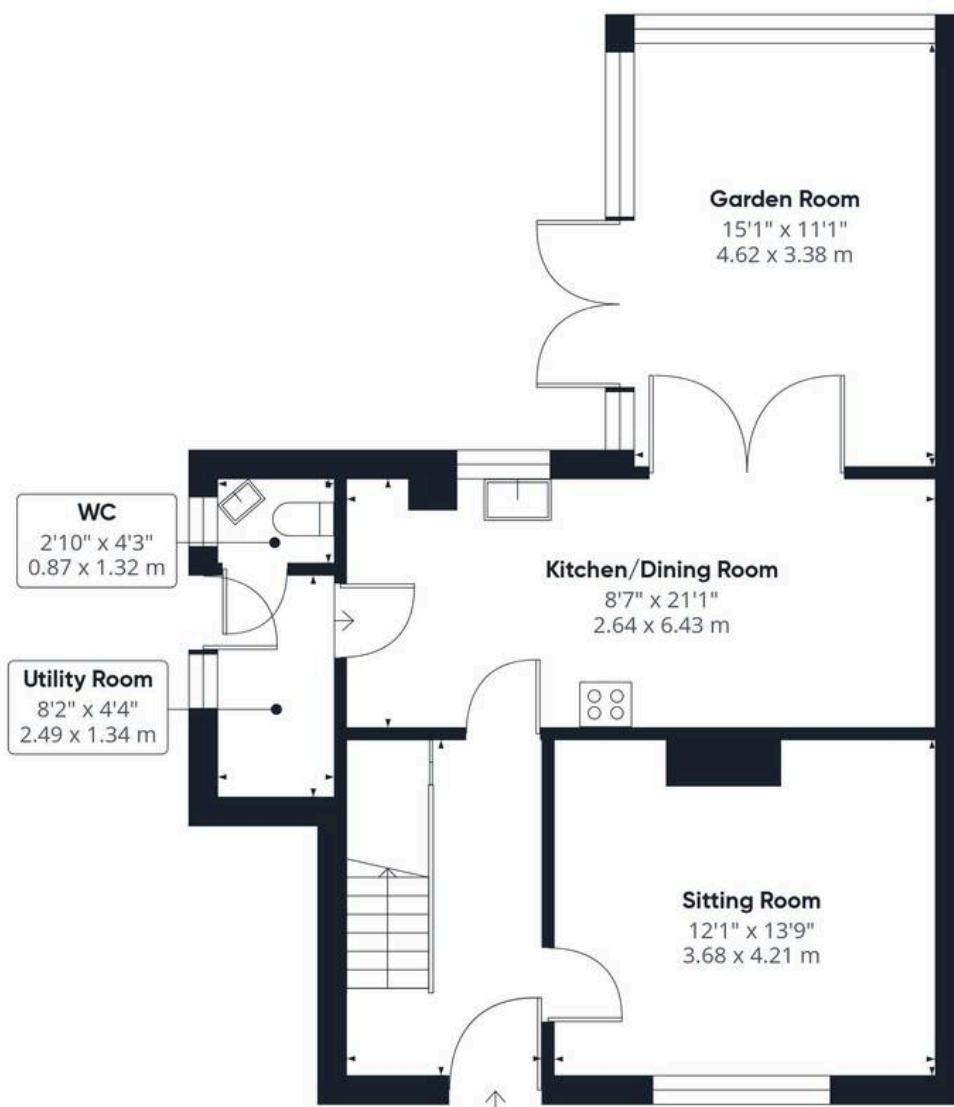




## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with timber panel fencing where a large open lawn space creates the ideal space for family and friends to enjoy. Two timber sheds are currently housed at the very bottom of the garden, whilst a second fenced off space currently offers potential to extend the patio for further seating if desired.





Floor 1

Approximate total area<sup>(1)</sup>

1058 ft<sup>2</sup>

98.3 m<sup>2</sup>

(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.

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