



Tunstall Close, Norwich - NR5 9BB



Tunstall Close

Norwich

NO CHAIN! Positioned within a quiet CUL-DE-SAC setting, this SEMI-DETACHED HOUSE boasts an UPDATED & MODERNISED interior and a logical layout comprising a HALLWAY ENTRANCE with a conveniently located two piece W.C and stairs rising to the first floor and INTEGRATED STORAGE beneath. To the right, the fully fitted KITCHEN offers a contemporary feel and INTEGRATED APPLIANCES, positioned to the rear of the home, the 19' SITTING/ DINING ROOM enjoys a spacious feel with FRENCH DOORS flooding the space with natural light. Heading upstairs, THREE BEDROOMS open from the landing, serviced by a three piece FAMILY SHOWER ROOM. Externally, ALLOCATED PARKING can be found adjacent, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Semi-Detached House
- 19' Open Plan Sitting & Dining Room
- Modern Kitchen With Integrated Appliances
- Three Bedrooms
- Ground Floor W.C
- Private & Enclosed Rear Garden
- Allocated Parking Space

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 will also find the UEA, Norfolk and Norwich Hospital and Research Park within only a few minutes drive as well as the Longwater Retail park just a 10 minute drive away. 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 set back from the road occupying a generous corner plot, a brick wall enclosed walkway leads up to the main entrance at the front of the property.



THE GRAND TOUR

Stepping inside, the entrance porch offers plenty of storage space for outdoor wear, opening to the welcoming entry hall. Offering hard flooring underfoot for ease of maintenance with a conveniently located W.C to left hand side, including a wall mounted heated towel rail. Adjacent, integrated storage can be found and stairs rise to the first floor with continued storage beneath. Opening from the right, the refitted kitchen offers a range of wall and base storage cupboards in addition to integrated appliances including an oven, inset induction glass hob and extractor above whilst under counter space is available for a washing machine and a tumble dryer. Flowing to the rear of the home, the 19' open plan sitting and dining room offers a spacious feel with plenty of room for formal dining and soft furnishings whilst uPVC double glazed windows and French doors ensure the room is well lit.

Ascending the stairs to the galleried first floor landing, loft access can be found above with a useful drop down ladder and generous integrated storage at either end of the landing. The main bedroom enjoys space for a large double bed with recessed space for storage furniture and carpeted flooring underfoot. Adjacent, a further double room can be found, the third bedroom offers hard flooring underfoot currently used as a study space. Completing the accommodation, the three piece shower room offers a double walk in shower cubicle with PVC shower panelling surrounding, vanity storage beneath the windowsill and a large heated towel rail.

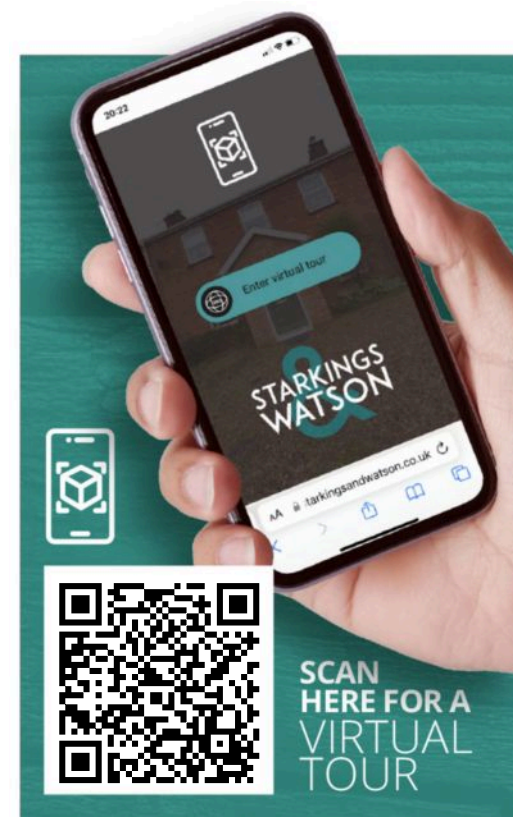
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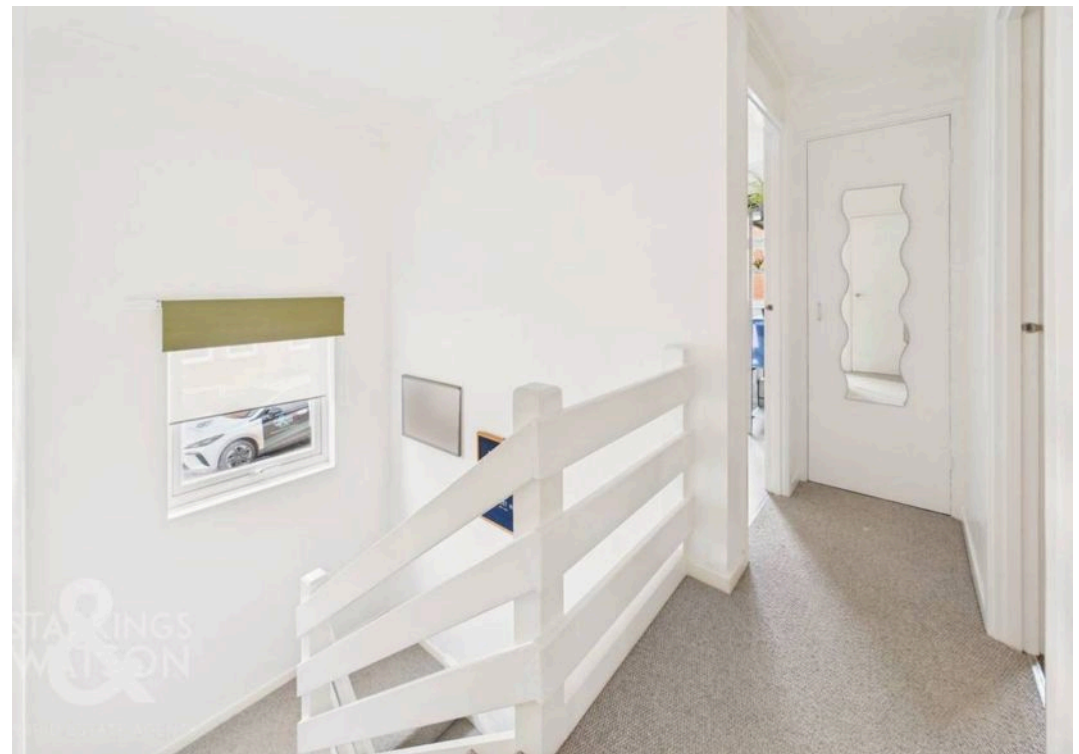
Postcode : NR5 9BB

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VIRTUAL TOUR

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



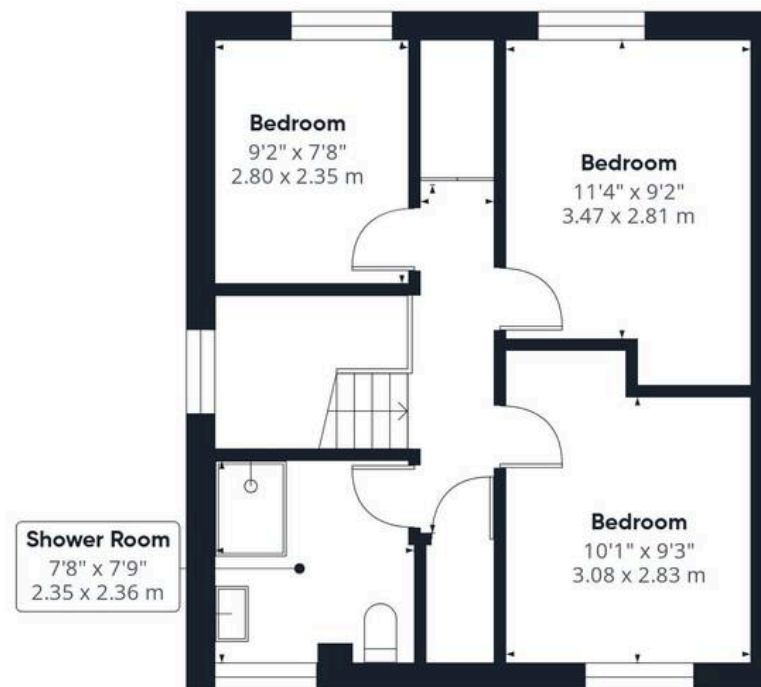




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing and brick walling. Initially offering a patio perfect for outdoor furniture to enjoy the summer months. To the left, a wooden gate leads out providing access to the frontage whilst a shallow step up leads to a well maintained laid lawn bordered with a range of shrubs and trees leading to the end of the garden where a raised wooden decking and brick shed can be found, a perfect sun trap.





Floor 1

Approximate total area⁽¹⁾

854 ft²

79.3 m²

Reduced headroom

3 ft²

0.3 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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