



Beaumont Road, Norwich - NR5 0HQ



Beaumont Road

Norwich

NO CHAIN. Situated just a few moments walk from an array of local amenities and public transport links, this SEMI-DETACHED BUNGALOW sits on a GENEROUS PLOT and offers a wealth of POTENTIAL inside and out. The property boasts SEPARATE SITTING and DINING ROOMS alongside TWO DOUBLE BEDROOMS all served by an updated SHOWER ROOM, kitchen and conservatory. Due to the size of the rear garden, the property is ideal for an EXTENSION to the rear (stp) if desired whilst still being able to retain a large and PRIVATE REAR GARDEN. To the front, a sweeping DRIVEWAY gives ample off road parking leading to a timber GARAGE.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Semi-Detached Bungalow
- No Chain
- Separate Sitting & Dining Rooms
- Two Double Bedrooms
- Generous Rear Garden With Tree Lined Views
- Large Shingle Driveway & Garage
- Potential To Extend (stp)
- Within Walking Distance To All Amenities & Public Transport

Nearby you will find a variety of local amenities including shops, hardware store, post office 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. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

SETTING THE SCENE

Set back from the street and public footpath, a sweeping shingle driveway opens to allow parking for multiple vehicles whilst a concrete walkway takes you towards the side of the home with stair access. The main entrance to the home comes towards the front of the property where raised colourful planting borders sit either side of steps with hand railing towards the front door.



THE GRAND TOUR

Once inside, a central hallway is the first space to greet you leading through to all living accommodation within the property. Immediately to your right, the first of two well apportioned reception rooms greets you with a large front facing uPVC double glazed window with radiator below. This area is currently laid with all carpeted flooring and features a potential to create a more open plan setting with the dining room being sat just behind. The space is also accessed from the hallway and is too laid with all carpeted flooring with a large conventional size suited for a potential choice of layouts. Just off from the back of the dining room through an opening is the kitchen. Whilst the space is relatively compact, the property does lend itself to a potential extension (stp) to make these living spaces larger if desired. Currently the kitchen features a mixture of wall and base mounted storage units with rear facing double glazed window and wall mounted gas boiler. Just off to the side of the kitchen a conservatory has been added to act as a utility area giving further storage and access to the side ramp at the home.

The property currently offers two double bedrooms the larger of which comes towards the very front of the property opposite the sitting room again laid with all carpeted flooring featuring a large uPVC double glazed window to the front whilst a second double bedroom sits just behind this with views over towards the rear garden and double glazed window to the outside.

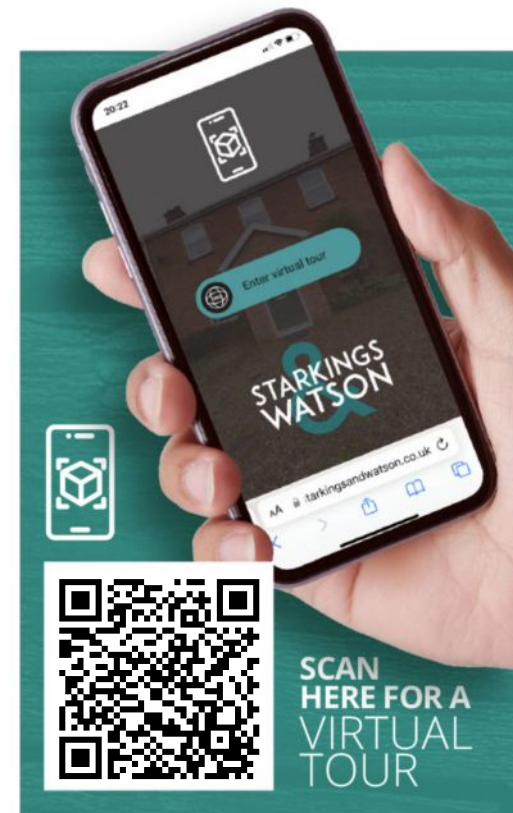
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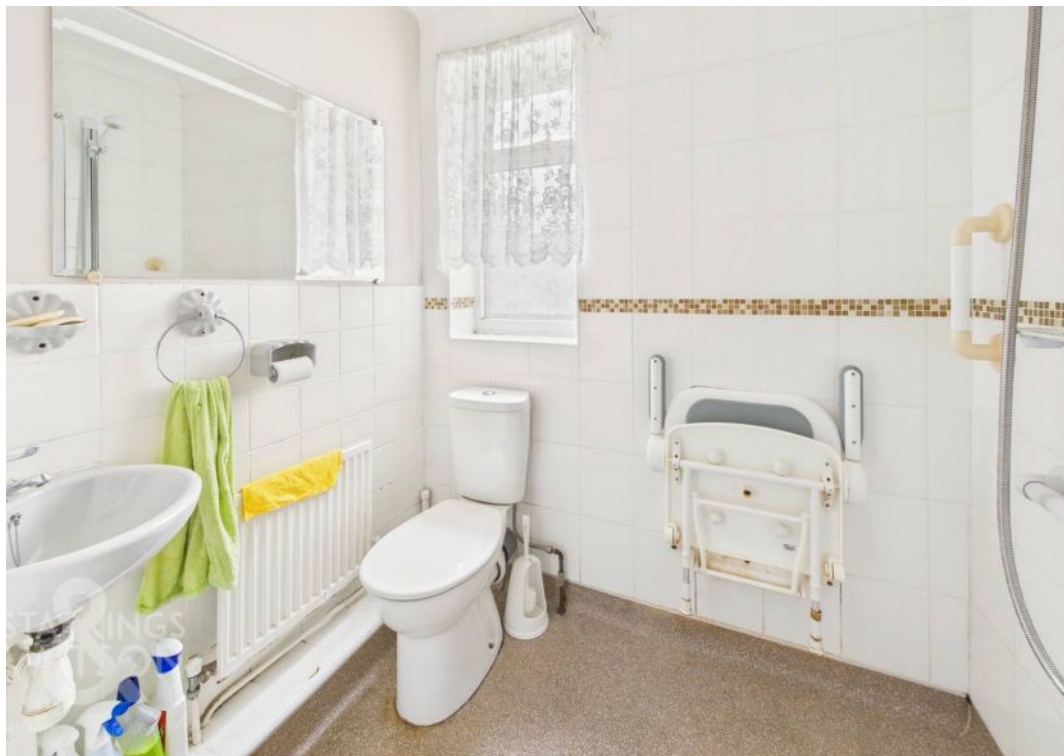
Postcode : NR5 0HQ

What3Words : ///hooks.from.charmingly

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden, much like the inside of the home offers a wealth of potential being fully enclosed with timber panel fencing with tall mature shrub borders, the garden is predominantly laid to lawn and retains privacy from every angle. Access to the garage can be found here where a further timber storage shed is currently housed with potential to add further planting or patio seating areas if desired.





Approximate total area⁽¹⁾

738 ft²

68.5 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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