



Whistlefish Court, Norwich - NR5 8QR



Whistlefish Court

Norwich

Positioned at the end of a QUIET CUL-DE-SAC, this well presented COACH HOUSE is TURNKEY and ready to move in, having been lovingly RENOVATED and REMODELED by the current vendors. Offered with a LONG LEASEHOLD LENGTH of some 979 years remaining, in addition, no services charges or ground rent are payable making for very reasonable running costs. Stepping inside, the HALLWAY ENTRANCE opens to the 17' converted SITTING ROOM, with stairs rising to the main accommodation. The OPEN PLAN KITCHEN and DINING ROOM form the heart of the home, boasting a newly refitted Wren kitchen and new flooring running underfoot. The inner hallway offers TWO DOUBLE BEDROOMS, serviced by a spacious three piece FAMILY BATHROOM. Outside, a DRIVEWAY PARKING space can be found to the front, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Immaculately Presented Coach House
- Garage Conversion to Living Space
- Long Leasehold With 979 Years Remaining
- No Service Charges Or Ground Rent Is Payable
- Open Plan Kitchen & Dining Space
- Two Double Bedrooms
- Private & Enclosed Rear Garden
- Driveway Parking Space

Located on the fringe of Norwich City, this property is ideally placed within convenient distance to the main shopping district, University of East Anglia, Norfolk and Norwich hospital, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

SETTING THE SCENE

The property can be found set back from the road with a flagstone walkway leading up a shallow step to the main entrance beneath an open porch.



THE GRAND TOUR

Stepping inside, the hallway entrance offers stairs rising to the main accommodation with a door to the left opening to the spacious converted sitting room, herringbone style flooring runs underfoot for ease of maintenance. The room is centred around a bespoke made media unit, with ample space for soft furnishings and desk space, deceptive storage can be found beneath the stairs, whilst a further door opens to the garden.

Ascending the stairs to the heart of the home is the open plan kitchen/dining room. The kitchen itself has been recently refitted, offering a range of wall and floor base storage cupboards, a stylish and practical butler sink with mixer tap, finished with integrated appliances including an oven, four burner gas hob with extractor and fridge/freezer. Continued herringbone flooring runs through the dining room offering ample space for a formal dining table. Continuing through the home, the inner hallway offers integrated storage whilst doors give way to two double bedrooms. To the left, the main double bedroom enjoys carpeted flooring underfoot with feature panelling to the end wall with ample room for a large double bed, completed with integrated wardrobes. The second double bedroom is currently used as a study space enjoying further fitted carpets, radiators and uPVC double glazed windows. Also from the inner hallway, the three piece family bathroom completes the accommodation with a shower over the bathroom and a glass splashback.

FIND US

Postcode : NR5 8QR

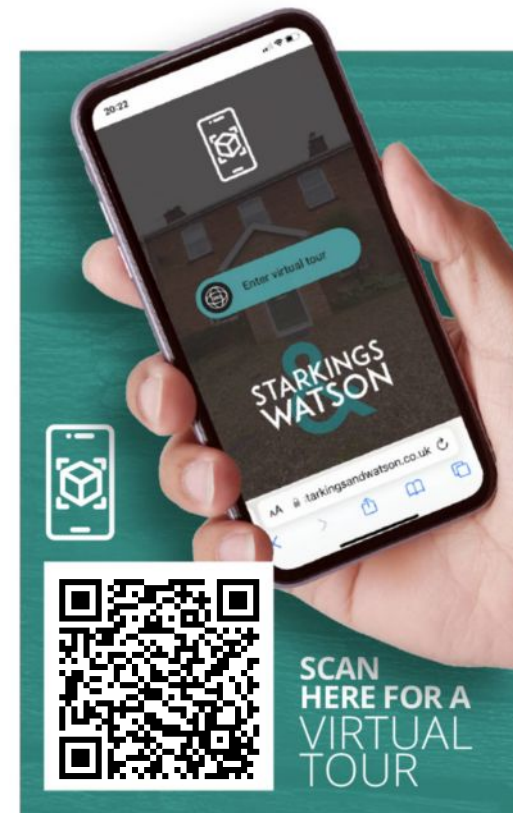
What3Words : ///beans.lake.unable

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 979 years remaining, there are no service charges or ground rents payable.







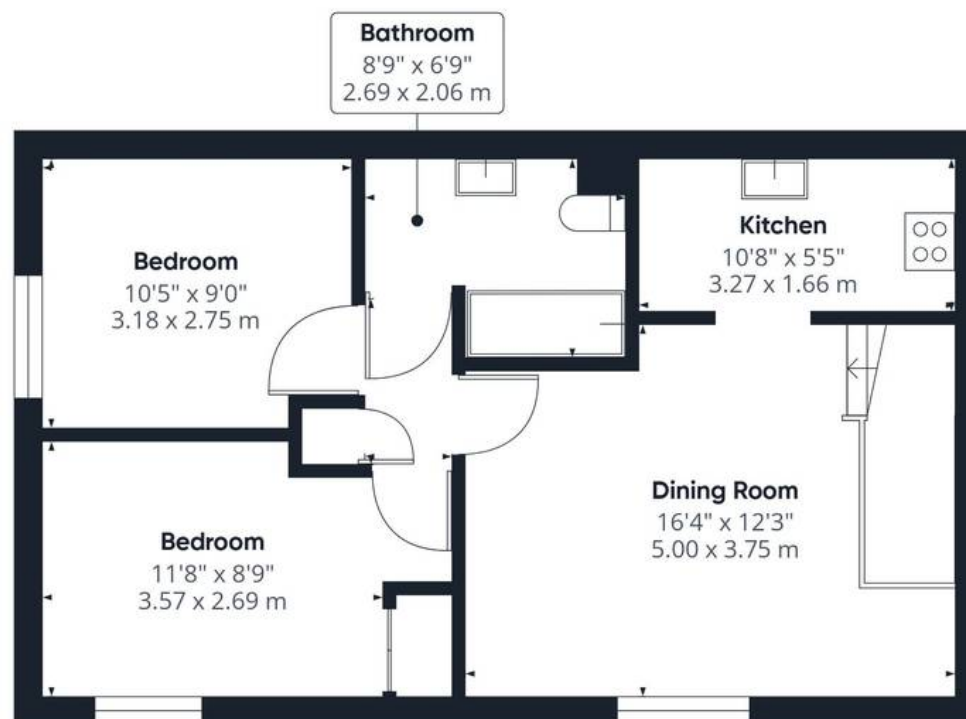
THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing, initially offering a flagstone patio perfect for outdoor furniture to enjoy the warmer months, progressing to a laid lawn with a wooden gate allowing access back around the property to the driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

724 ft²
67.2 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.