



Cromer Road, Norwich - NR6 6XN

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HYBRID ESTATE AGENTS



## Cromer Road

Norwich

Positioned on a **GENEROUS PLOT** with a substantial **MANICURED REAR GARDEN**, this **SEMI-DETACHED HOUSE** has been **SYMPATHETICALLY MODERNISED** whilst retaining a characterful charm. Stepping into the **HALLWAY ENTRANCE**, the perfect meet and greet space with stairs rising to the first floor and a conveniently located two piece W.C. The property boasts **TWO RECEPTION ROOMS**, including the spacious **DINING ROOM**, including a **BAY WINDOW** to front, flooding the space with natural light. The **SITTING ROOM** has a cosy feel, perfect for quiet nights in, with **FRENCH DOORS** opening to the garden. The fully fitted **KITCHEN** offers plentiful storage, ample room for white goods and an **INSET CERAMIC SINK**. Heading upstairs, doors give way to **THREE BEDROOMS**, the **MAIN BEDROOM** additionally offers a **BAY WINDOW**, all three rooms are serviced by a light and bright **FOUR PIECE FAMILY BATHROOM**. Stepping outside, expansive **DRIVEWAY PARKING** features to the front, leading to the separate **GARAGE**. To the rear, the **GARDEN** is **PRIVATE** and **FULLY ENCLOSED**, beautifully maintained by the current vendors.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi-Detached House
- Sympathetically Modernised
- In Excess of 1,100 Sq. Ft (stms) of Living Accommodation
- Two Generous Reception Rooms
- Three Bedrooms
- Ground Floor W.C & Family Bathroom
- Large Private & Enclosed Rear Gardens
- Generous Driveway Parking & Garage

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.



## SETTING THE SCENE

The property can be found set back from the road, surrounded by a range of well maintained mature shrubs that offer an excellent degree of privacy. The entrance opens onto an expansive laid shingle driveway, providing ample parking for multiple vehicles. Continuing around the side of the property, double opening iron gates lead to a separate detached single garage, while the main entrance to the home is located to the front.

## THE GRAND TOUR

Stepping inside, the spacious hallway features stairs rising to the first floor with useful integrated storage beneath and a conveniently located two piece W.C. Carpeted flooring runs underfoot, continuing into the first of the home's reception rooms. The 15' dining room features a bay window to the front, ensuring the space enjoys plenty of natural light, and is centred around a charming feature fireplace. There is ample room for a large formal dining table, while the adjacent sitting room offers a cosier feel with continued carpeted flooring and another feature fireplace. Here, uPVC double glazed French doors open directly onto the patio, creating a seamless transition from inside to out during the summer months. Across the hallway, the fully fitted kitchen offers a range of wall and base storage cupboards with generous worktop space for food preparation, finished with tiled splashbacks for ease of maintenance. Under counter space is available for a dishwasher and washing machine, with further room for an 'American style' fridge freezer. A highlight of the space is the inset ceramic sink with mixer tap, positioned below the window, whilst a further door leading out to the side of the property.

Ascending the stairs to the carpeted first floor landing, you will find loft access above and doors leading to three spacious bedrooms. The main bedroom enjoys a further bay window to the front and offers ample room for a large double bed, with alcoves on either side of the chimney breast perfect for freestanding wardrobes. The second bedroom enjoys a rear facing aspect with twin uPVC double glazed windows overlooking the garden, also providing plenty of space for a double bed and storage furniture. The final bedroom overlooks the rear and includes a useful integrated storage cupboard. Generously sized, it can comfortably be used as a double bedroom, a large study, or even a home studio. Completing the accommodation is the four piece family bathroom, featuring a bath with tiled surrounds, a separate glass enclosed walk in shower, vanity storage below the sink, and a wall-mounted heated towel rail.

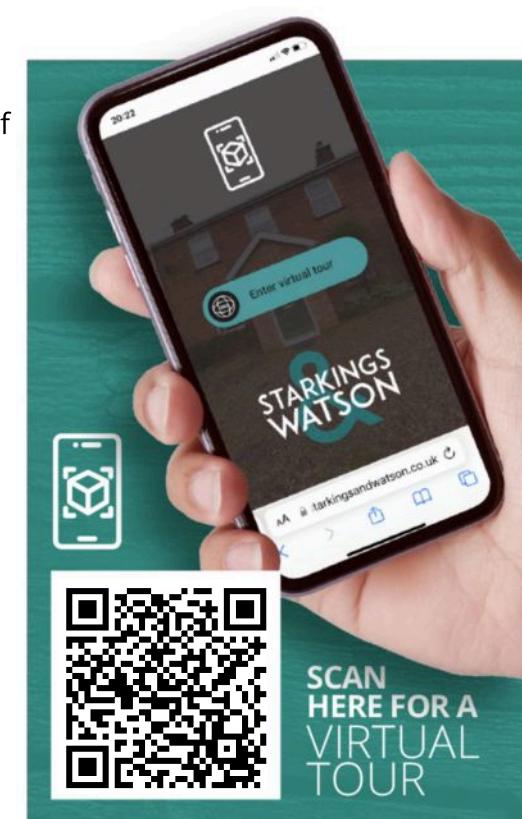
## FIND US

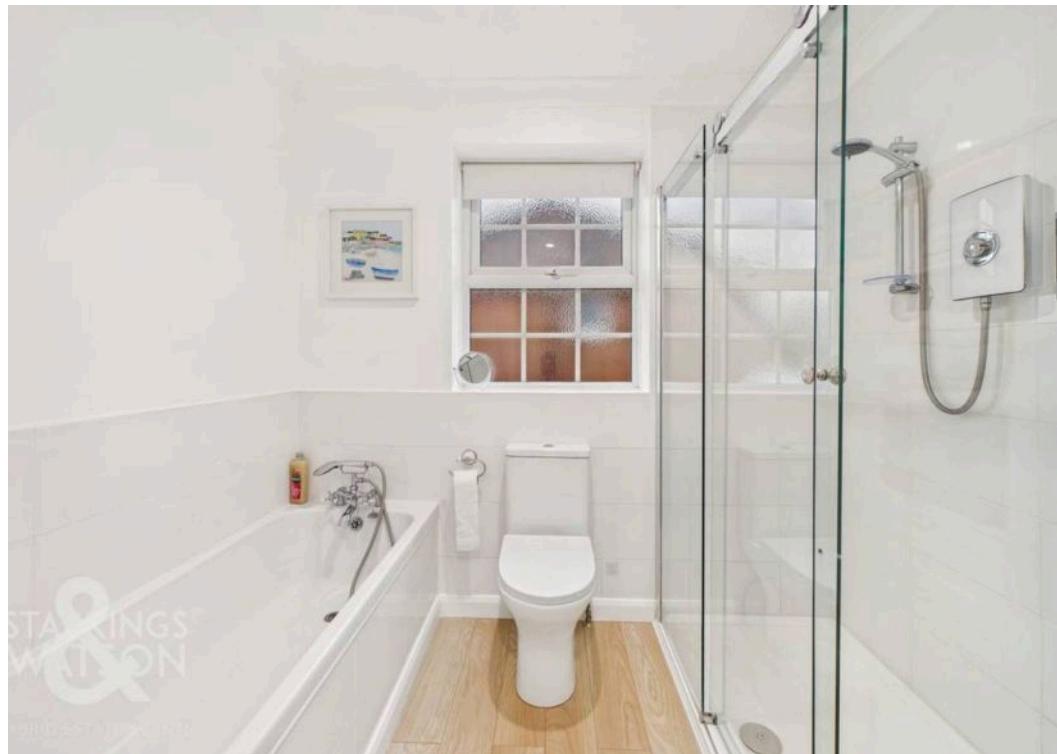
Postcode : NR6 6XN

What3Words : ///oils.known.door

## VIRTUAL TOUR

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



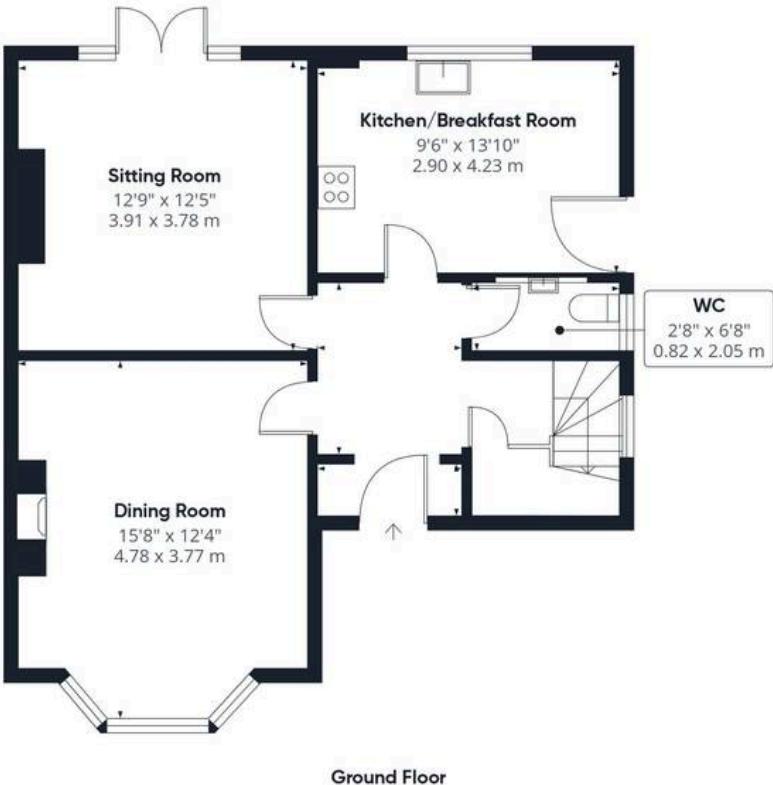




## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed, initially offering a substantial flagstone patio ideal for outdoor furniture for entertaining or relaxing in the warmer months. A wooden latch and brace side gate allows access to the driveway. The main body of the garden is laid to a well maintained lawn with surrounding borders home to a range of shrubs and plantings. A few shallow steps lead up to the end of the garden, with continued laid lawn and offers a spacious timber storage shed and summer house.





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

1180 ft<sup>2</sup>  
109.8 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.

GIRAFFE360





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