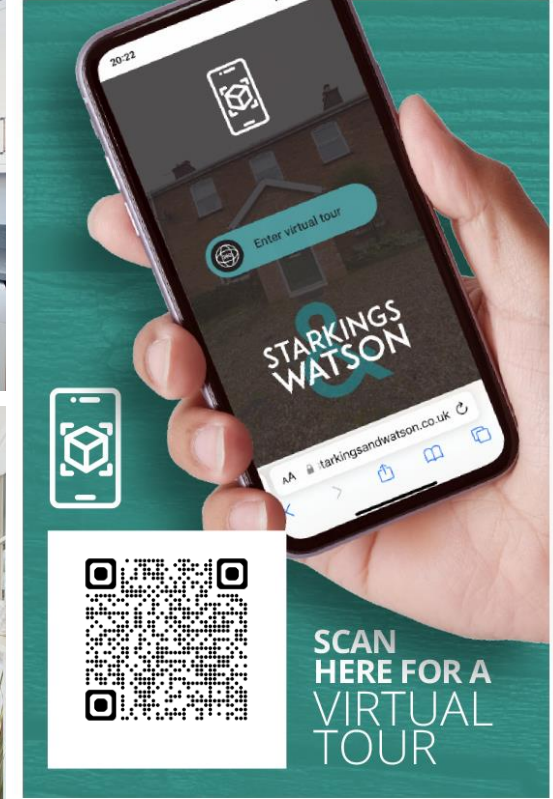


DRURY CLOSE Norwich NR5 9DD

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE PROPERTY



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- Semi-Detached House
- New Boiler & Kitchen In 2021
- All uPVC Windows Installed 2019
- 17' Sitting Room & Dining Room
- Three Bedrooms
- Bathroom With Bath & Shower
- Private & Enclosed Rear Garden
- Allocated Parking

IN SUMMARY

Benefiting from a 2021 FITTED KITCHEN and GAS BOILER this SEMI-DETACHED HOUSE is offered in immaculate condition by the current owners with all 2019 installed uPVC double glazed windows throughout with all quality fixtures and fittings. The ground floor offers ample additional storage, kitchen with MULTIPLE INTEGRATED APPLIANCES, open SITTING/DINING ROOM with all hardwood flooring underfoot. The first floor gives way to THREE BEDROOMS, separate WC and a three piece bathroom featuring both a BATH and SHOWER. The rear garden is presented in a low-maintenance fashion offering PRIVACY as the ideal spot to enjoy the summer sunshine, with allocated parking at the entrance of the close.

SETTING THE SCENE

Turning off from the main street, this quiet and private close offers serenity with all local amenities within walking distance. Allocated parking can be found to your right as you enter whilst the property is accessed via a slight step towards the front door with

cover above and an external storage shed as you enter.

THE GRAND TOUR

The central hallway is laid with hard wood flooring underfoot granting access into all of the ground floor accommodation while immediately to your left is a generously sized storage cupboard with additional storage found under the stairs currently housing the tumble dryer. To your right is the 2021 fitted kitchen area with a range of wall and base mounted storage and wooden effect flooring underfoot giving way to multiple built in appliances such as a fridge freezer, double ovens, dishwasher and a five ring gas burner hob with extraction above also leaving space for plumbing for a washing machine. The rear of the property is formed off a generously sized sitting/dining room with a large uPVC double glazed window allowing natural light to flood into the room. This space creates the hub of the home with an access door leading you into the rear garden. The first floor landing is laid with carpet and offers two generously sized storage cupboards for additional storage needs as well as granting access into the three piece family bathroom which is fully tiled, offering both a shower and bath with vanity storage with a wall mounted heated towel rail while sitting next door is the separate WC. The larger of the bedrooms sits to the left off the landing, a dual aspect room with carpeted flooring underfoot and handy built in double wardrobe. The second of the bedrooms is just to your right off the landing, again with carpeted flooring underfoot and taller double



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glazed window, this room still leaves space for additional storage needs with a double bed. Finally, the smaller of the three bedrooms sits just behind the main bedroom, again with carpeted flooring underfoot and uPVC double glazed window, this room would make the ideal guest room or potential study if so desired.

THE GREAT OUTDOORS

Exiting via the door within the sitting room area, you will find yourself on the flagstone patio seating area of the rear garden fully enclosed by timber fencing with colourful hedge and shrubbed borders plus privacy giving trees behind with a side access timber gate taking you towards the front of the property.

OUT AND ABOUT

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 also have the Longwater Retail Park just a 10 minute drive away, offering a full range of retail outlets. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

FIND US

Postcode : NR5 9DD

What3Words :///liked.push.lakes

VIRTUAL TOUR

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

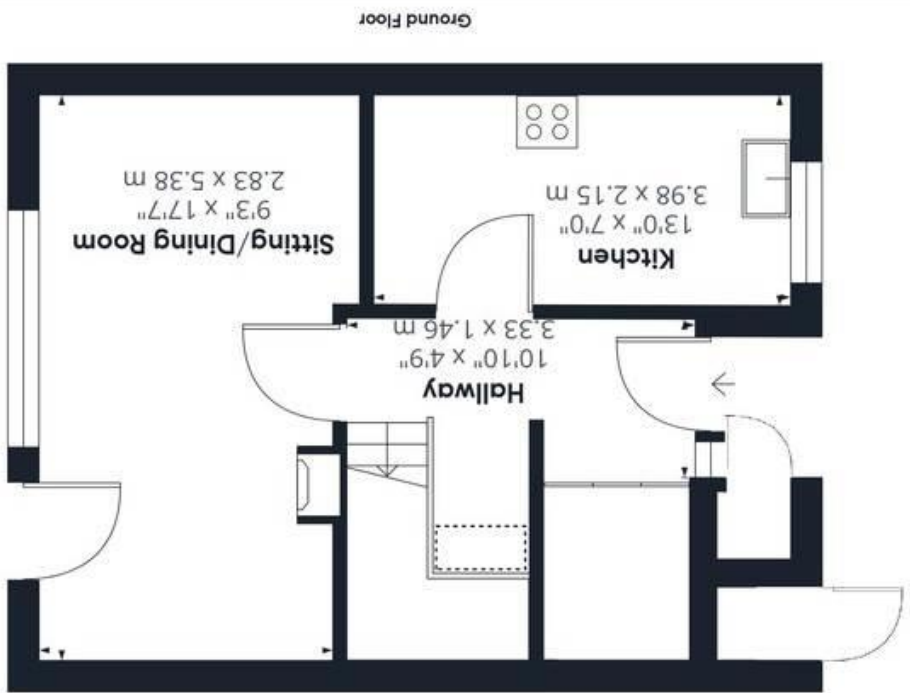
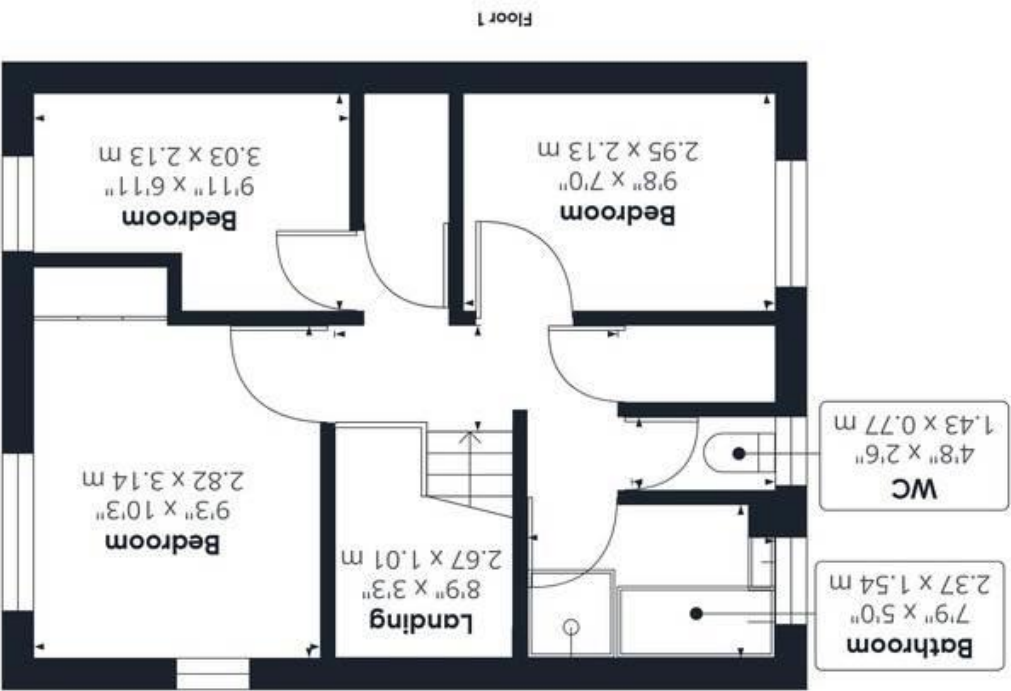
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

Price:



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GIRAFFE 360

standard.
Calculations are based on RICS JPM5 3C
While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

Reduced bedroom:
..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area¹⁾
689.64 ft²
64.07 m²
Reduced bedroom
3.44 ft²
0.32 m²

