



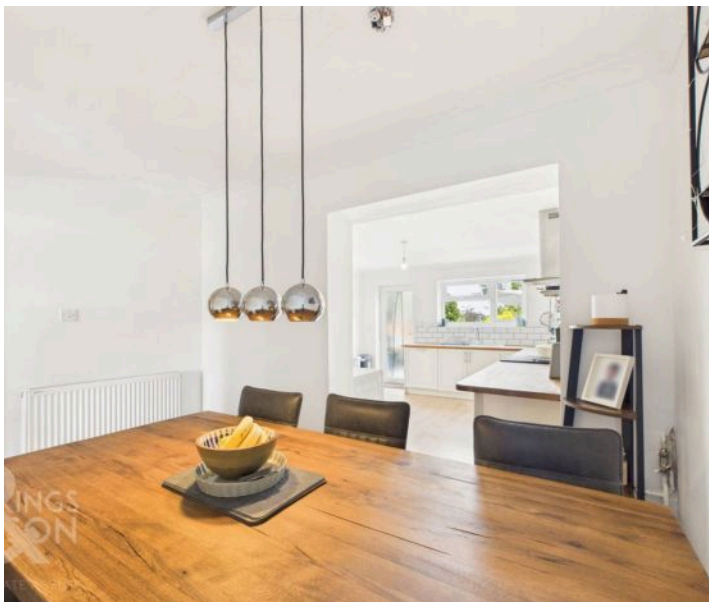
Norwich Road, Norwich - NR5 0EZ



Norwich Road

Norwich

Boasting an attractive updated internal décor, this SEMI-DETACHED home offers a welcoming living space with all local amenities and public transport links within short walking distance. Internally, the space offers a separate SITTING and DINING ROOM with a free-flowing layout taking you into the kitchen space with AMPLE STORAGE and large floor space leading towards the ground floor WC. The first floor landing splits into TWO DOUBLE BEDROOMS with the larger benefitting from built in storage with the THREE PIECE FAMILY BATHROOM suite sat adjacent. Externally, the rear garden measures some 140ft in length initially starting with a landscaped patio seating area and large open lawn reaching out beyond all FULLY ENCLOSED with side access to the front of the home.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi-Detached House
- Updated Internal Décor
- Separate Sitting & Dining Room
- Kitchen With Open Floor Space Leading To WC
- Two Double Bedrooms
- Large Garden With Landscaped Patio
- Off Road Parking
- Short Walk To All Amenities & Public Transport

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.

SETTING THE SCENE

The property is sat behind tall privacy giving hedges to the front and side of the garden opening with timber fencing to the left to reveal a large shingle driveway for the parking of multiple vehicles where a timber swinging gate can also be found granting access to the rear garden with gentle steps taking you towards the entrance door for the property.



THE GRAND TOUR

Once inside, the entrance lobby allows the perfect space to slip off coats and shoes before heading indoors with a low level radiator to the left hand side, stairs for the first floor ahead and through one of the many internal oak doors. The sitting room is to the right hand side where an attractive herringbone style wooden flooring will initially greet you opening up to reveal space for a sitting room suite with storage space coming either side off the chimney breast and large uPVC double glazed window with radiator mounted below overlooking the front garden. Just through from here the dining room can be found with handy under the stair storage cupboard. The wooden effect flooring opens to leave more than enough space for a large formal dining table whilst an open plan feel allows for free flowing movement between here and the kitchen where a wide range of base mounted storage can be found housing integrated appliances including a dishwasher and washing machine with space for a standalone oven and hob with extraction above and all tiled flashbacks with solid wooden work surfaces. The large open space in here is conducive to further freestanding appliances such as a fridge, freezer and tumble dryer whilst a second lobby takes you through to the ground floor WC recently refitted with tiled flooring and low level radiator.

The first floor landing splits in two directions to take you into each of the double bedrooms with the smaller overlooking the rear garden at the side of the home with herringbone style flooring. The space is large enough for a double bed or to be used as its current use as a nursery with multiple soft furnishings and storage solutions. The larger of the rooms sits towards the very front of the home again with large uPVC double glazed windows allowing natural light to fill the room. The carpeted flooring leaves ample space for a large double bed with storage solutions and additional soft furnishings with the addition of a walk in storage wardrobe housed over the stairs. The bathroom can be found at the top of the stairs predominantly fitted with tiling featuring a shower head mounted over the bath, heated towel rail and frosted glass windows towards the rear garden.

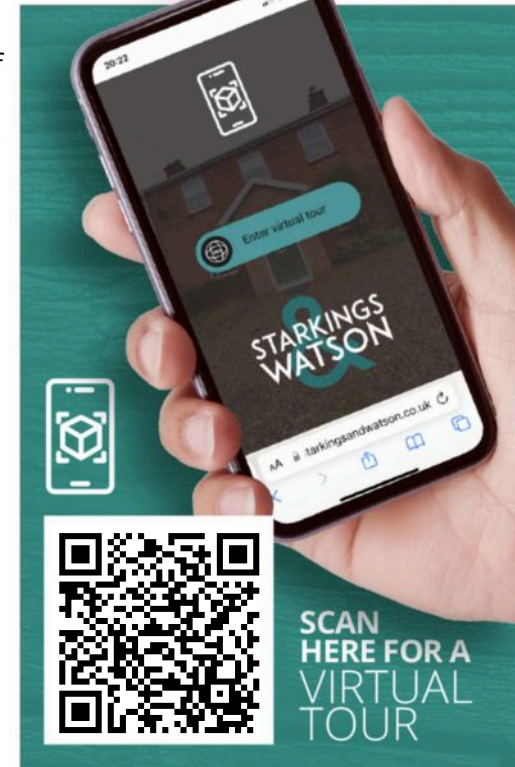
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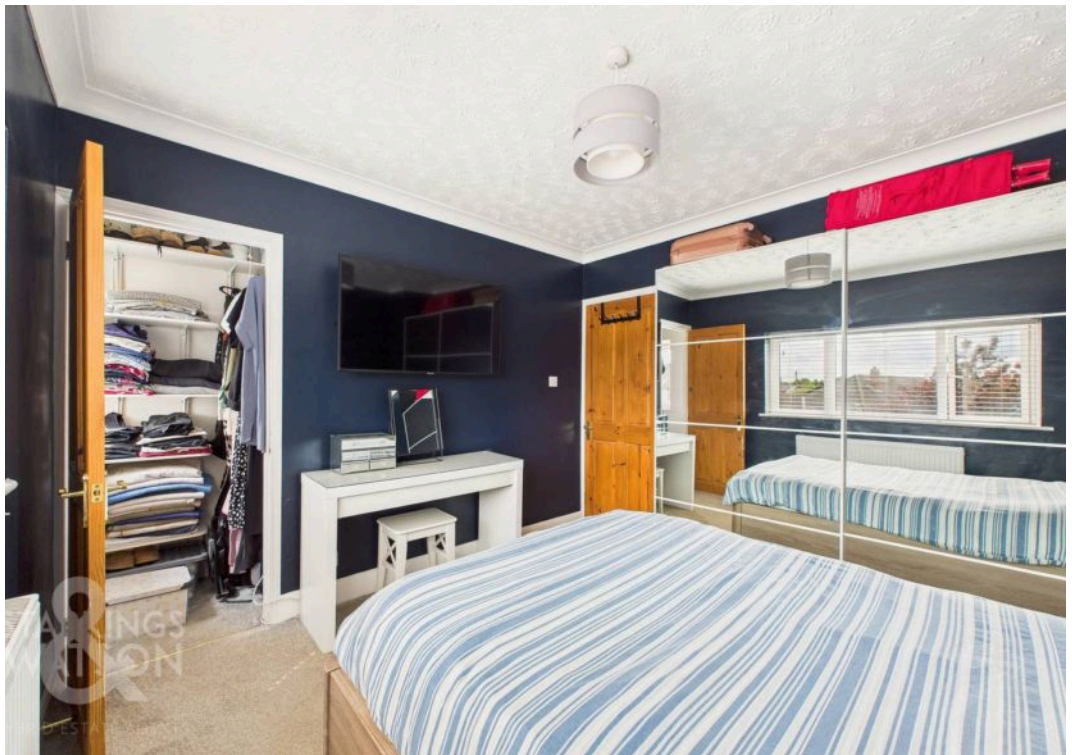
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VIRTUAL TOUR

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



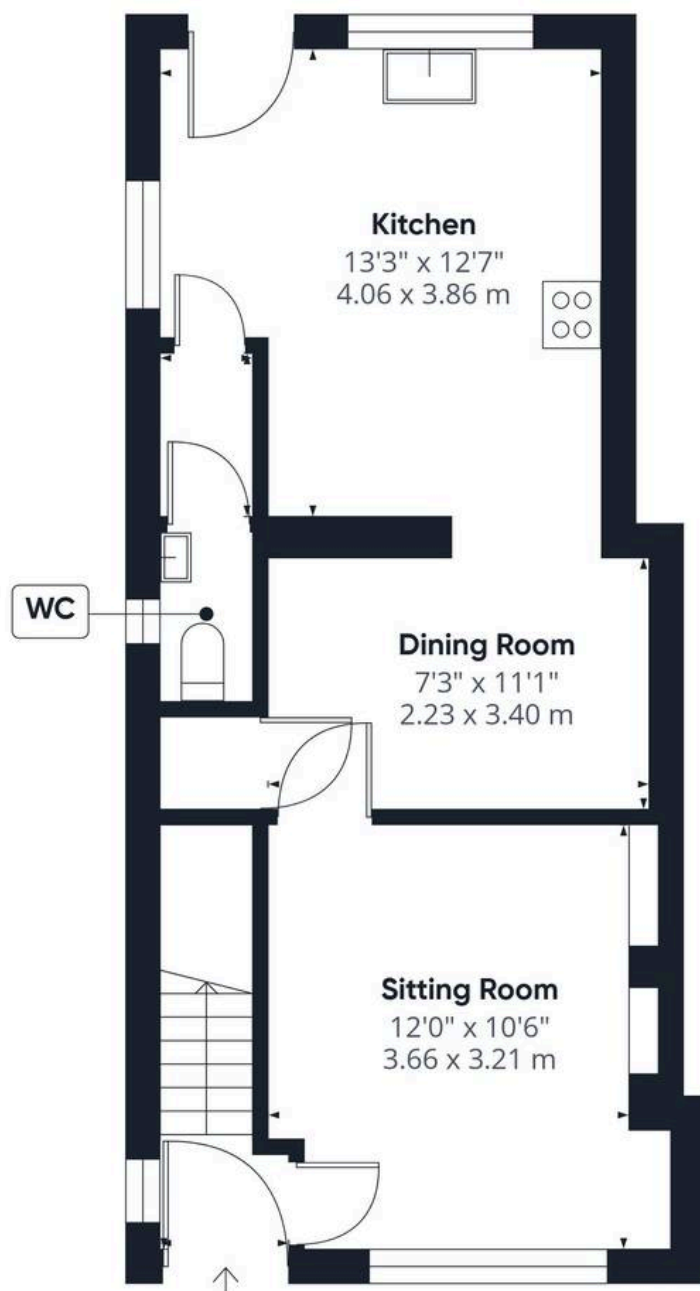




THE GREAT OUTDOORS

Externally the garden initially offers a flagstone patio seating area perfectly positioned to offer privacy whilst enjoying the setting summer sunshine whilst a generously sized lawn garden emerges beyond this reaching back, all fully enclosed with timber panelled fencing to both sides and the rear. The garden has been sectioned off by the current owners just for ease of use, whilst a timber storage shed sits at the very rear.





Approximate total area⁽¹⁾
704 ft²
65.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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