



**Bowthorpe Road, Norwich, NR5 8AG**

**welcome to**

**Bowthorpe Road, Norwich**

A VERY SPACIOUS TWO BEDROOM (FORMALLY THREE) 1940'S BUILT SEMI-DETACHED HOUSE situated in this highly sought after location within easy walking distance to the UEA, Hospital & Research Park. The property is being sold with the added benefit of NO ONWARD CHAIN! \*\* Viewings are highly recommended!! \*\*





**Entrance Porch**

Door into entrance hall.

**Lounge/ Dining Room**

14' 11" x 12' 7" ( 4.55m x 3.84m )

Window to rear aspect, feature fireplace, radiator, doors into conservatory:-

**Conservatory**

19' x 9' ( 5.79m x 2.74m )

Windows & doors to rear garden and brick base construction.

**Seperate Utility Room**

9' 11" x 9' ( 3.02m x 2.74m )

Door and windows to side aspect.

**Kitchen/ Breakfast Room**

13' 11" max. x 8' 9" ( 4.24m max. x 2.67m )

Fully fitted comprehensive range of eye & base level kitchen units, integrated cooker, space for fridge, rolled top work surfaces, tiled splashbacks, inset sink unit, window to front aspect and door through to utility room.

**Bathroom**

Paneled bath with mains fed shower, wash hand basin, wc, heated towel rail, tiled splashbacks and window to rear.

**First Floor Landing**

Access to roof space.

**Cloakroom**

Wash hand basin, wc, extractor fan and radiator.

**Bedroom One**

12' x 10' 3" ( 3.66m x 3.12m )

Double aspect windows to front & rear aspect and mirror fronted wardrobes.

**Bedroom Two**

11' 11" x 7' 11" ( 3.63m x 2.41m )

Two windows to front aspect, radiator and arch through to dressing room:-

**Dressing Room**

7' 4" x 6' ( 2.24m x 1.83m )

Formally bedroom three.

**Garage**

15' 9" x 9' 10" ( 4.80m x 3.00m )

**Exterior**

The property has a driveway for numerous vehicles and a low maintenance garden mainly laid to artificial grass with paved patio area and enclosed by fencing



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## **Bowthorpe Road, Norwich**

- Superb two bedroom (formally three) semi-detached home
- Walking distance to the UEA, Hospital & Research Park
- Off-road parking to the rear
- Great student let or family home
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: D

offers in excess of

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR141521 - 0004

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