



**Guardian Road, Norwich NR5 8PQ**



**welcome to**

**Guardian Road, Norwich**

An established semi detached residence boasting an impressive 29'11" x 18'8" barn style workshop located at the rear of the plot.



### Entrance Porch

Double glazed door to front aspect, parquet flooring, radiator, door to entrance hall.

### Entrance Hall

Door to entrance porch, under stairs storage cupboard, radiator, door to kitchen and lounge, stairs to first floor.

### Lounge

13' into alcove plus bay x 12' 9" ( 3.96m into alcove plus bay x 3.89m )

Double glazed bay window to front aspect, wall lighting, electric fire, radiator.

### Dining Room

13' max x 10' 8" ( 3.96m max x 3.25m )

Engineered wood flooring, fitted storage unit, radiator, open to garden room.

### Kitchen

18' plus door recess x 9' 9" narrowing to 5' 8" ( 5.49m plus door recess x 2.97m narrowing to 1.73m )

Double glazed window to side aspect, fitted kitchen with a range of wall and base units, roll top work surfaces over, ceramic sink and drainer, integrated ceramic hob, with stainless steel cooker hood over, electric oven, space for fridge freezer, plumbing and space for washing machine, tiled floor, part tiled walls, radiator, open to garden room, door to wc.

### Wc

Suite comprising low level wc, wash hand basin, extractor fan.

### Garden Room

10' 1" x 9' 9" ( 3.07m x 2.97m )

Double glazed french doors to rear aspect enjoying a west facing view towards the garden, engineered wood flooring, wall lighting and skylight.

### Landing

Stairs from entrance hall to first floor, doors to all bedrooms and bathroom.

### Bedroom One

13' max x 12' 2" plus wardrobes ( 3.96m max x 3.71m plus wardrobes )

Double glazed window to front and side aspect, fitted wardrobes, radiator.

### Bedroom Two

13' max x 10' 9" ( 3.96m max x 3.28m )

Double glazed window to rear aspect, built in cupboard, radiator.

### Bedroom Three

7' x 10' narrowing to 9' 1" ( 2.13m x 3.05m narrowing to 2.77m )

Double rear aspect, overs stairs cupboard, radiator.

### Bathroom

Double glazed window to front aspect, suite comprising bath with mixer taps, shower attachment over, folding glass shower screen, vanity sink unit, low level wc, part tiled walls, tiled floor, chrome heated towel rail.

### Outside

The property is approached via a driveway leading from the road with parking to the front and side of the property. Furthermore there is gated access to the rear where the property offers more than meets the eye. The rear garden opens up to provide a courtyard garden laid to brick weave providing an al fresco seating area with raised beds for planting. To the rear of the plot there is a barn style workshop that could be used for a multitude of uses and would well for those looking to operate a business from home with the workshop measuring 29'11" x 18'8" with adjoining office measuring 8' x 7'8". Completing the gardens is a garden area offering a private space away from the home and neighbours complete with summer house.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## **Guardian Road, Norwich**

- ESTABLISHED SEMI DETACHED HOME IN FAVOURED WEST CITY LOCATION
- THREE FIRST FLOOR BEDROOMS
- EXTENDED GROUND FLOOR ACCOMMODATION WITH THREE RECEPTION ROOM
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- 29'11" X 18'8" BARN STYLE WORKSHOP AT REAR OF PLOT

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

### **directions to this property:**

Proceed out of Norwich along the Earlham Road taking your third exit onto Farrow Road. Proceed over the traffic lights onto Guardian Road where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106633 - 0002

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