



Caddow Road, Norwich - NR5 9PQ

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Caddow Road

Norwich

NO CHAIN! Occupying a prominent CORNER PLOT in this sought after residential area within close proximity to the UEA, HOSPITAL and TRANSPORT LINKS, this DETACHED HOUSE offers an exceptional blend of comfort and convenience. Step inside to the welcoming HALLWAY ENTRANCE with stairs rising to the first floor, leading directly to the heart of the home. The 16' DUAL ASPECT SITTING ROOM is flooded with natural light and seamlessly OPENS TO THE GARDEN perfect for entertaining or relaxing with family. The spacious 15' KITCHEN/DINING ROOM features INTEGRATED APPLIANCES and ample space for dining, making it ideal for both every day living and hosting guests. A practical REAR PORCH and a TWO PIECE W.C. add to the thoughtful layout on the ground floor. Upstairs, THREE BEDROOMS open from the landing, including a MAIN BEDROOM with ENSUITE SHOWER ROOM for added privacy and comfort. The three piece FAMILY BATHROOM includes a shower over the bath, ensuring convenience for the whole household.



Thoughtfully designed, this home offers a versatile and welcoming atmosphere, with each room providing a sense of space and light, and modern finishes throughout. Stepping outside, convenient DRIVEWAY PARKING to the front leads to the GARAGE, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED, having been LANDSCAPED by the current vendors offering a LOW MAINTENANCE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Detached House Occupying A Prominent Corner Plot
- 16' Dual Aspect Sitting Room Opening To The Garden
- 15' Kitchen/ Dining Room With Integrated Appliances
- Three Bedrooms Opening From The Landing
- Ground Floor W.C, Family Bathroom & Ensuite Shower To Main Bedroom
- Landscaped Private & Enclosed Garden Offering A Low Maintenance
- Driveway Parking & Garage Adjacent

This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools.



This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich University Hospital, the University of East Anglia and the Norwich Research Park.

SETTING THE SCENE

Ideally positioned and set back from the road, the property features a low maintenance frontage consisting of a patio and shingle area, with established bushes and shrubbery wrapping around the side. Adjacent driveway parking provides convenient access to the garage via an up-and-over door, while the main entrance is located at the front of the home, sheltered beneath an open porch.

THE GRAND TOUR

Stepping inside, the entrance hallway features stairs rising to the first floor and doors leading to the main living accommodation. To one side, the 16' sitting room enjoys a bright dual aspect with carpeted flooring and a central feature fireplace, offering a versatile layout for soft furnishings. Sliding glass doors provide a seamless transition directly onto the garden patio. Across the hallway, the heart of the home is the open plan kitchen and dining room, which also benefits from a light and airy dual aspect. Refitted just three years ago, the kitchen offers a range of wall and base units complemented by wood effect worktops and tiled splashbacks. Integrated appliances include an oven, a four burner gas hob, extractor and fridge/freezer. The room provides ample space for a family dining table and features a useful understairs cupboard ideal for coats and shoes. To the rear, a porch offers direct access to the garden and leads to a conveniently positioned two piece guest W.C.

Ascending to the carpeted first floor landing, you will find loft access above and doors to three well proportioned bedrooms. The two larger bedrooms both benefit from integrated wardrobes, with the main bedroom further boasting a private three piece ensuite shower room complete with a glass enclosed cubicle and vanity storage below the sink. The remaining bedrooms are served by the three piece family bathroom, which features a shower over the bath, wood effect flooring and a practical integrated airing cupboard.

FIND US

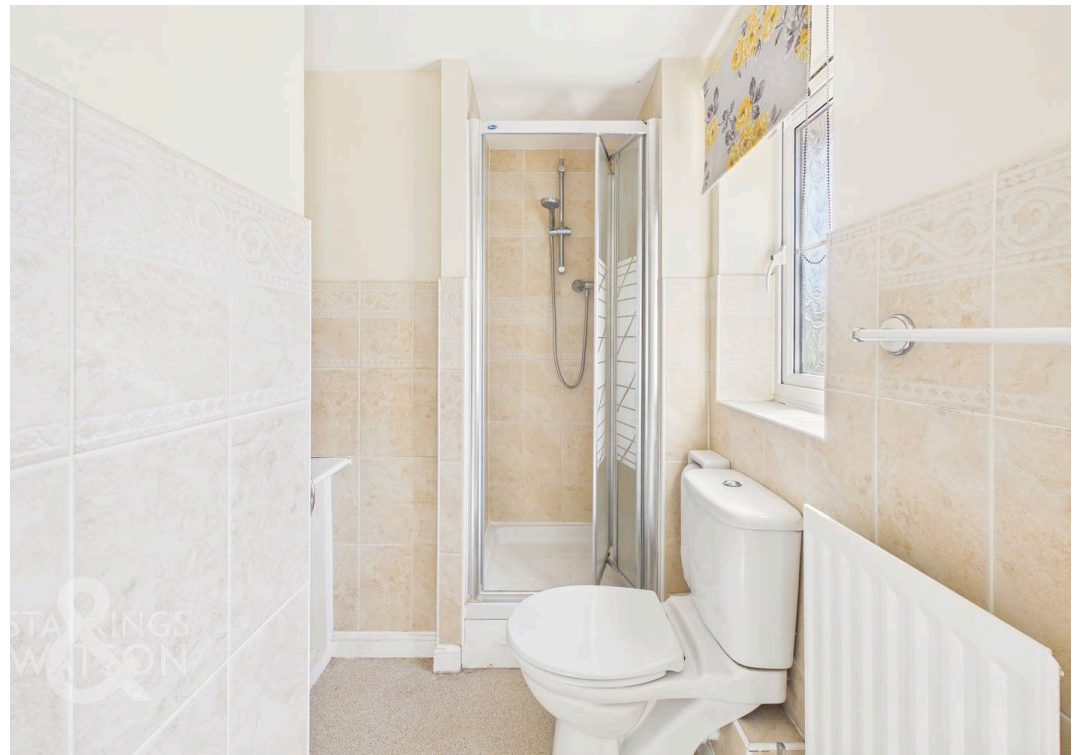
Postcode : NR5 9PQ

What3Words : ///visual.keep.loops

VIRTUAL TOUR

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



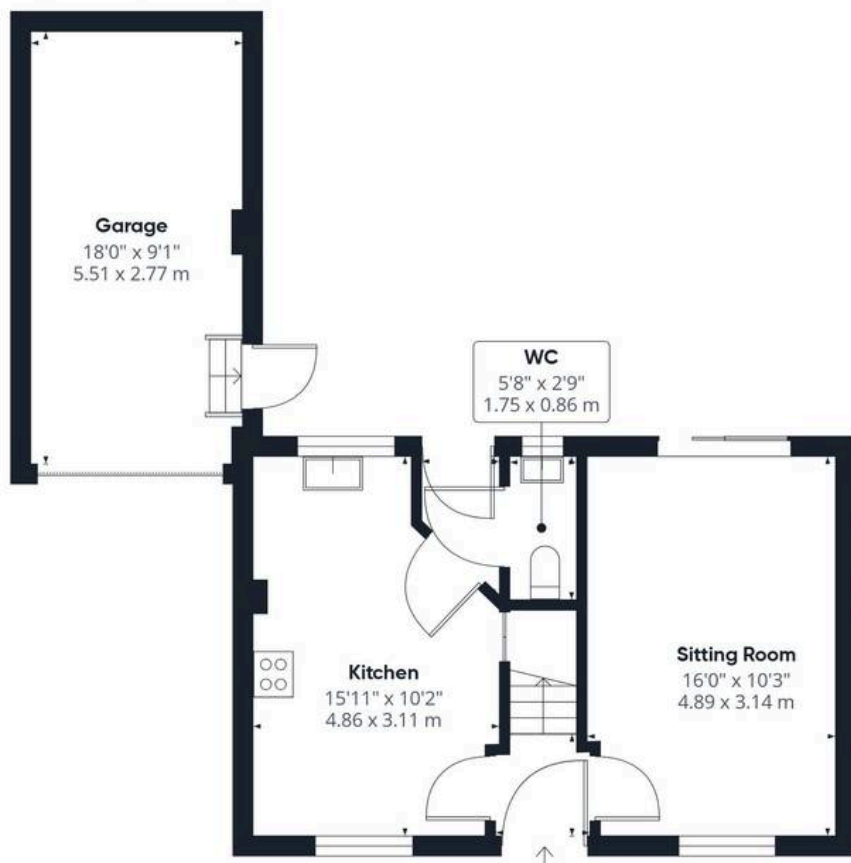




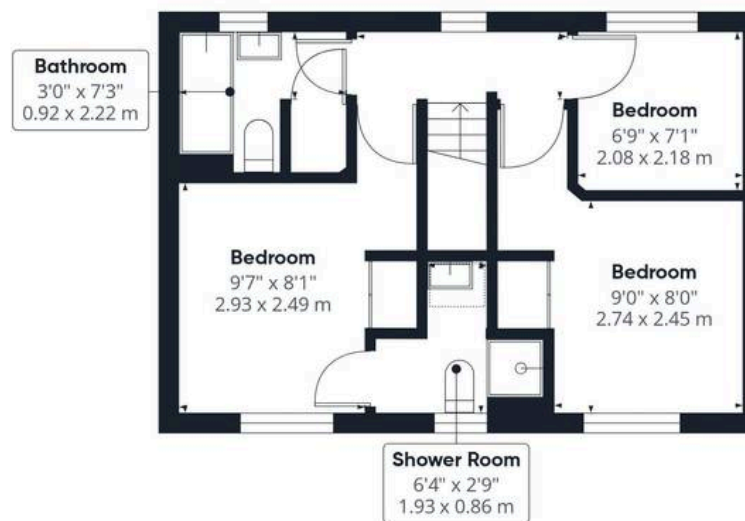
THE GREAT OUTDOORS

Stepping outside, you are initially welcomed onto a well proportioned flagstone patio, which leads to a raised wooden decking area. This enclosed space offers ample room for outdoor furniture, making it an ideal spot to enjoy the summer months. Pedestrian access is available to the garage, while a side alleyway with a wooden gate provides convenient access back to the front of the home. A few shallow steps lead to the foot of the garden, which is laid to low maintenance artificial lawn alongside a shingle area neatly enclosed by wooden sleepers.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

884 ft²

82.2 m²

(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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