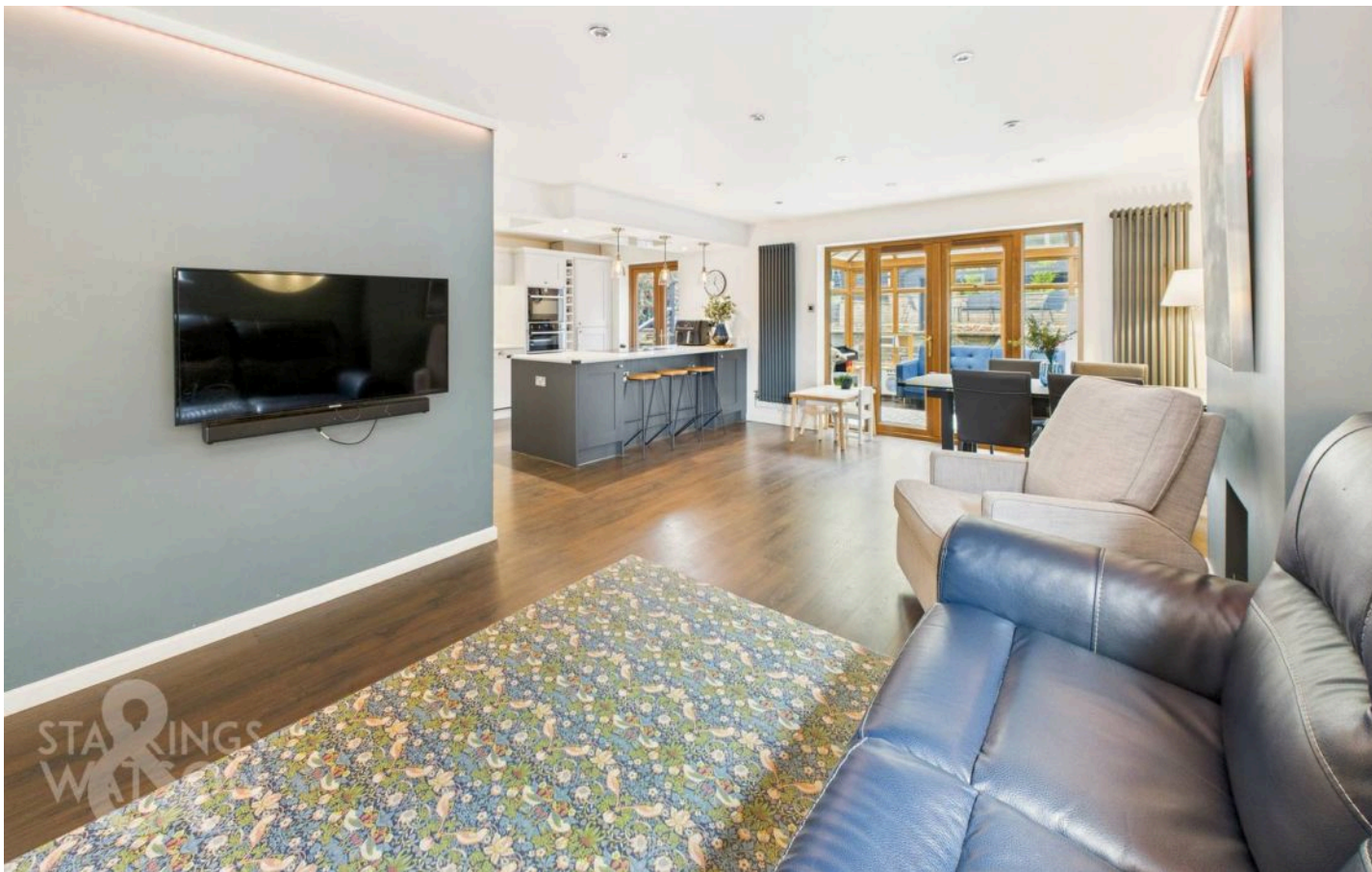




Layer Close, Norwich - NR5 9NS



Layer Close

Norwich, Norwich

Nestled at the end of a TREE LINED CUL-DE-SAC sits this IMPRESSIVE DETACHED FAMILY HOME which has been EXTENSIVELY EXTENDED and modernised to give a HIGH END FINISH and generous living space spanning over 1500 Sq. Ft (stms) over three floors. the main living area is a stunning 20x23' OPEN PLAN sitting and dining room with exquisitely presented kitchen featuring QUARTZ WORK TOPS with breakfast bar KITCHEN ISLAND and INTEGRATED APPLIANCES with a bespoke SUNROOM coming to the rear also. A converted garage space now offers an incredibly VERSATILE area currently functioning as a UTILITY ROOM with further storage whilst a WC sits on the adjacent side of the ground floor. In total, FIVE DOUBLE BEDROOMS are on offer with a modern three piece FAMILY BATHROOM on the first floor and converted loft room making the fifth bedroom on the second floor spanning over 23' with an EN-SUITE BATHROOM and stunning tree top views from all windows.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached Family Home
- Considerably Extended & Improved Giving Over 1500 Sq. Ft (stms)
- Stunning High End 20x23' Open Plan Living Space
- 16' Converted Utility Area With Further Potential
- Five Double Bedrooms Over Two Levels
- Family Bathroom, Second Floor Bathroom & Ground Floor WC
- Landscaped Multi-Level Rear Garden
- Ample Off Road Parking

The Norwich City suburb of Clover Hill and Bowthorpe is situated just a few miles away from the City Centre. 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 Hospital and the University of East Anglia.

SETTING THE SCENE

The property is located at the very end of this cul-de-sac with a tree lined entrance off large lawn frontage taking you towards a sweeping driveway with further lawn parking space to the right hand side giving ample off road parking whilst a separate side access gate takes you into the rear garden.



THE GRAND TOUR

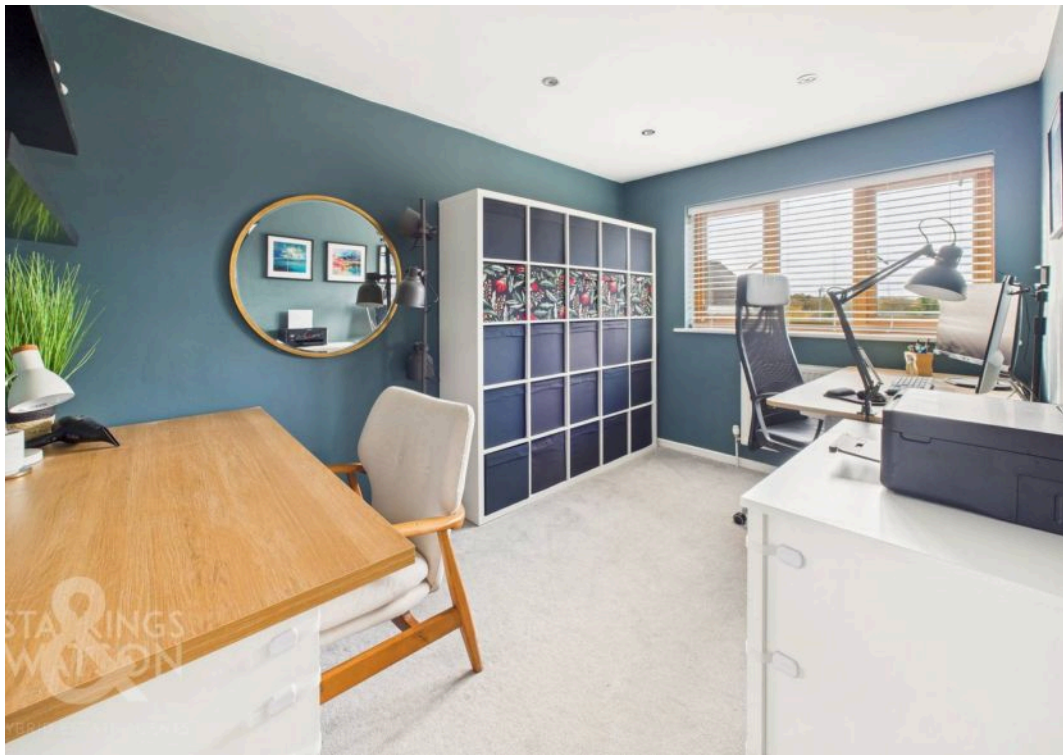
Once inside, the central lobby is the first space to greet you granting access to all living accommodation on the ground floor as well as stairs for the first floor and handy two piece WC immediately to your right hand side which much like rest of the home has been fully rejuvenated by the current owners. The main living space sits towards the rear of the home in a stunning open plan sitting and dining room with kitchen. The hard wearing wooden effect flooring reaches out to initially offer more than enough space for both a formal dining and sitting room area with attractive décor and soft lighting adding to the welcoming ambiance. Onwards to the rear of the property a garden room is accessed through French doors from the dining area giving a further living space to be enjoyed, currently used as a reading and playroom ideal for those with busy families. The kitchen emerges where an incredibly high end finish can be noticed immediately where granite worktops adorn both the kitchen and kitchen island spaces with an array of integrated appliances including dual eye level ovens, microwave, dishwasher, fridge/freezer and hob with roof mounted extraction above. A second set of French doors take you onto the rear garden patio whilst a handy under the stair storage cupboard can also be found. An adaptation to the side of the home takes you into a converted garage space where a handy and well proportioned utility area can be found giving further wall and base mounted storage units with space and plumbing for both a washing machine and dishwasher. A side access door takes you to a private garden space ideal for those with dogs which is also fully enclosed. The front of this converted area is currently used as additional storage space however could be utilized in many other way as a potential home office setup or further children's playroom if desired.

The first floor landing splits in both directions to take you into the first four of the double bedrooms within the home as well as the fully remodelled three piece family bathroom suite giving a predominantly tiled surround with rainfall, shower head and glass screen mounted over the bath and

heated tower rail. The two smaller bedrooms on this floor can be found on this side of the property also with the smaller coming to the front of the home enjoying tree lined views towards the front of the property through double glazed windows with open carpeted floor space suited to a double bed with additional storage whilst the second room sits towards the rear of the home again tastefully decorated laid with all carpeted flooring. The first of the larger double bedrooms can be found towards the rear of the home as well where views out the rear window, remain private all year round due to an attractive and colourful canopy of trees. The open carpeted flooring here leaves more than enough room for a double bed with a wide array of additional storage solutions whilst a second bedroom can be found towards the front of the home - currently functioning as a home office however again more than large enough for a double bed with additional soft furnishings.

A historic loft conversion gives a fantastic versatile living space. Towards the top of the property an array of Velux and further double glazed windows allow natural light to flood the space with this area measuring an impressive 23' in length, laid with all wooden effect flooring and enjoying further eaves storage. This room also benefits from the use of an en-suite bathroom complete with part vaulted ceiling and shower head with glass screen mounted over the bath and a tall heated towel rail.







THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing. The multi-tiered garden has been carefully landscaped by the owners to be enjoyed by their friends and family. Initially a flagstone patio seating area can be found while gentle steps are bordered by colourful planting areas to take you towards a wood chip and further patio area currently used as the children's play space. Towards the very top of the garden a lawn area can also be found reaching towards the far corner of the garden and enjoying a raised yet private elevation.

FIND US

Postcode : NR5 9NS

What3Words : ///carbon.waters.full

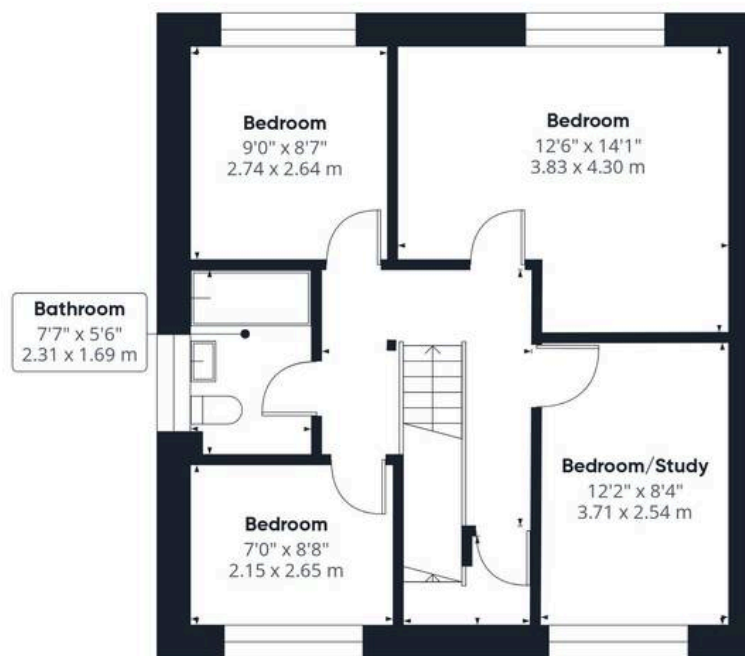
VIRTUAL TOUR

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





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1521 ft²

141.4 m²

Reduced headroom

85 ft²

7.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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