



Leewood Crescent, Norwich - NR5 0DA

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HYBRID ESTATE AGENTS



## Leewood Crescent

Norwich

Nestled in a quiet CUL-DE-SAC setting, this VERSATILE and EXTENDED SEMI-DETACHED HOUSE is within walking distance to LOCAL AMENITIES and TRANSPORT LINKS, and presents a rare opportunity for those seeking a BLANK CANVAS with abundant POTENTIAL to modernise and MAKE YOUR OWN. Additionally benefitting from INCOME GENERATING SOLAR PANELS. Stepping inside, a welcoming HALLWAY ENTRANCE leads to a thoughtfully arranged ground floor, where flexible living spaces await. The CONVERTED GARAGE now offers a generous FOURTH BEDROOM with an adjacent space including plumbing ready for a SHOWER ROOM, making it ideal for an ANNEXE for MULTI GENERATIONAL LIVING. The heart of the home is the impressive 28' OPEN PLAN SITTING and DINING ROOM, seamlessly flowing into a bright CONSERVATORY offering panoramic garden views, creating a sociable space perfect for entertaining or relaxing with family. The fully fitted KITCHEN offers EXTENSIVE STORAGE and is complemented by a separate UTILITY ROOM, providing practical convenience for busy households.

A ground floor STUDY offers further versatility, whether for homeworking or hobbies. Upstairs, THREE BEDROOMS are arranged off a central landing, including two spacious doubles and a single bedroom with INTEGRATED WARDROBES, all served by a FAMILY BATHROOM with a three piece suite and shower over bath. Heading outside, ample DRIVEWAY PARKING is available adjacent whilst PRIVATE and ENCLOSED GARDENS can be found to the front and rear of the home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Versatile & Extended Semi-Detached House
- In Need Of Updating/ Renovation Works
- 28' Open Plan Sitting/ Dining Room & Conservatory
- Fully Fitted Kitchen & Utility Room
- Four Bedrooms
- Walking Distance To Public Transport Links & Amenities
- Private & Enclosed Front & Rear Gardens
- Ample Driveway Parking Adjacent

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public



transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

### SETTING THE SCENE

The property is tucked away within this quiet cul-de-sac, set back from the road with a private front garden enclosed by timber panel fencing. A wooden ledge and brace gate opens to a low maintenance flagstone patio and raised flower beds offering mature shrubs and plantings, with sliding glass doors providing direct access into the home. To the side, the driveway offers parking for multiple vehicles, with doors leading into both the kitchen and the main enclosed hall entrance.

### THE GRAND TOUR

Stepping inside the enclosed hall entrance, initially to the left you will find the converted garage space, now serving as a versatile fourth double bedroom with ample room for a large bed and soft furnishings. The adjacent room currently offers plumbing and space ready for completion as a three piece shower room, including a uPVC double glazed window to the corner. Stepping through to the inner hall, the layout opens into a ground floor study and ideal space for a home office or hobby room. From here, stairs rise to the first floor and doors lead to the remaining ground floor accommodation, including a useful integrated storage cupboard perfect for storing coats and shoes. The utility room follows, offering an integrated pantry and a range of wall and base units with freestanding space for a fridge freezer and undercounter space and plumbing for a washing machine. Tiled flooring continues through an open archway into the fully fitted kitchen, which provides further wall and base storage and extensive worktop space ideal for food preparation. A doorway from the kitchen leads into the dining room, featuring hard flooring and space for a formal dining

table. The room is flooded with natural light from sliding glass doors that open to the front garden. This space is open to the substantially sized sitting room, which is centred around a feature fireplace and finished with hard wearing wood effect flooring, the space allowing for a range of soft furnishing layouts. Further sliding glass doors lead into the conservatory, which offers panoramic views of the rear garden and French doors opening for direct access.

Ascending the stairs to the carpeted first floor landing, doors open to three well proportioned bedrooms. The first double room enjoys a dual aspect with wood effect flooring and plenty of space for freestanding furniture. The adjacent double bedroom overlooks the surrounding green space to the rear with carpeted flooring underfoot, while the third bedroom, which could house a double bed or serve as a generous single, benefits from loft access and integrated double wardrobes. Completing the accommodation is the three piece family bathroom, offering a white suite with a shower over the bath and tiled splashbacks.

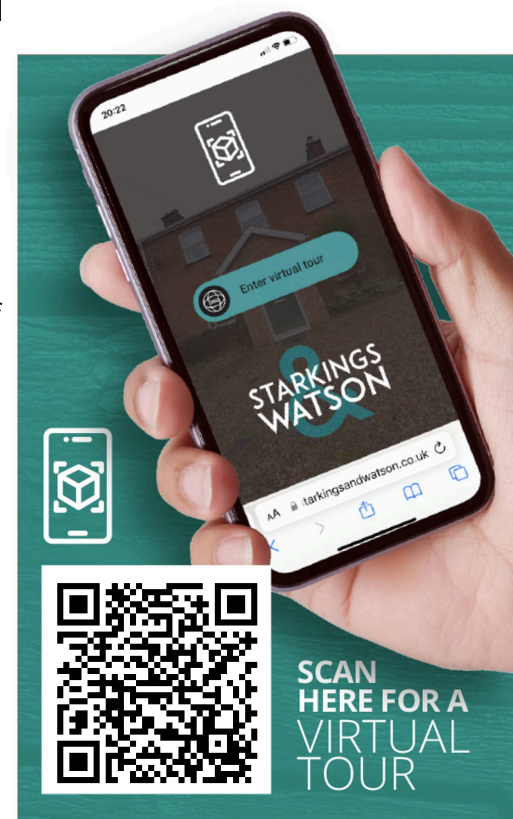
### FIND US

Postcode : NR5 0DA

What3Words : ///candle.safely.camps

### VIRTUAL TOUR

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



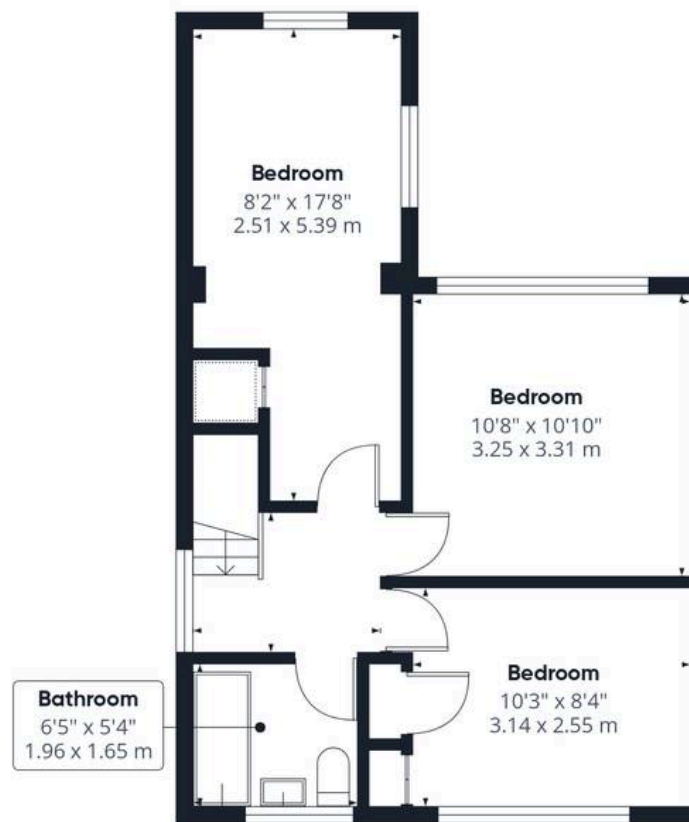
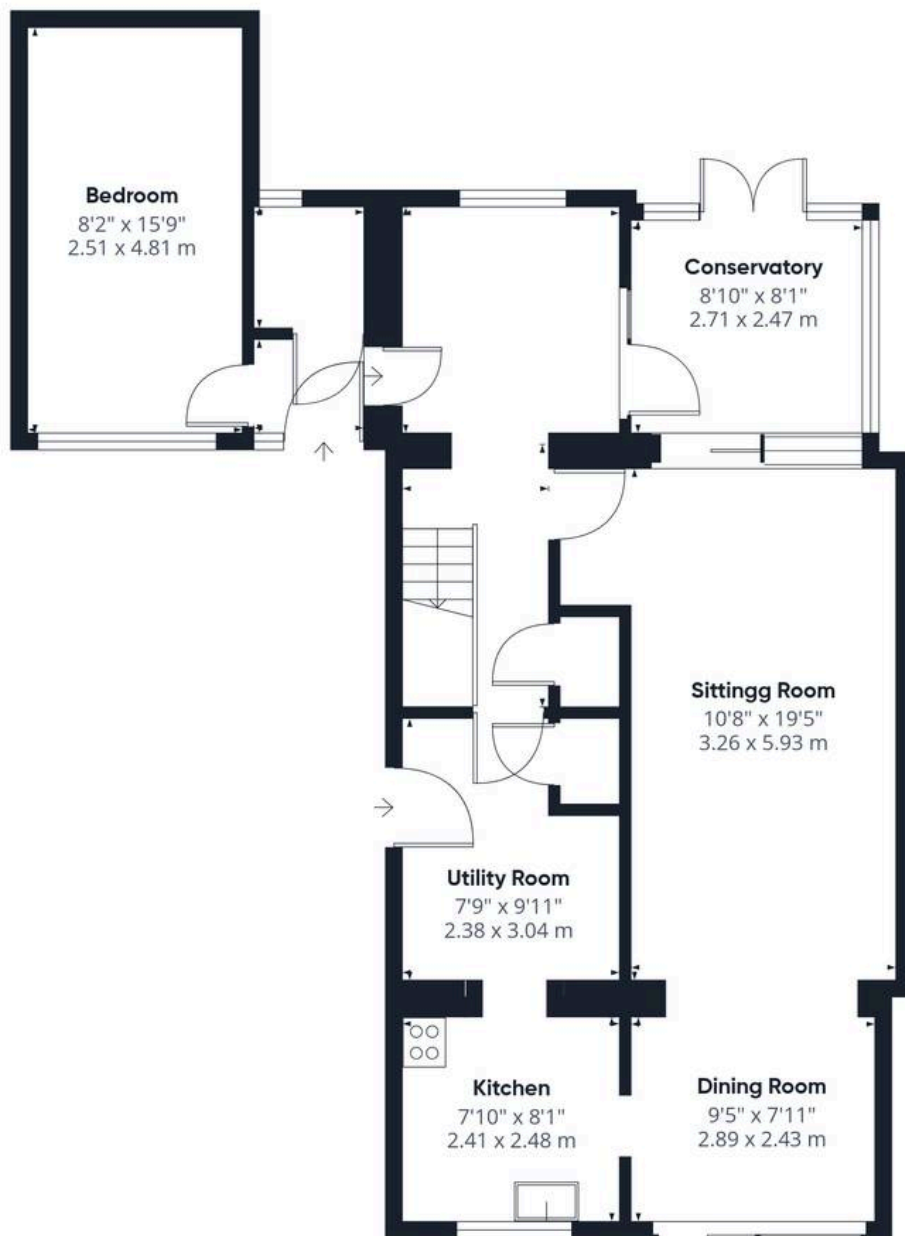




## THE GREAT OUTDOORS

Stepping outside, the private and enclosed rear garden is bordered by timber panel fencing and enjoys a beautiful tree lined rear aspect providing a high degree of privacy. A gate at the boundary opens directly onto the surrounding green space, providing convenient and immediate access to the popular Marriott's Way footpath. The garden itself initially offers a hard-standing area, perfect for outdoor furniture and al fresco dining during the warmer months, while the remainder of the space is predominantly laid to a well maintained lawn.





Floor 1

Approximate total area<sup>(1)</sup>

1232 ft<sup>2</sup>  
114.5 m<sup>2</sup>

(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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