



Clarkson Road, Norwich - NR5 8EE

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Clarkson Road

Norwich

NO CHAIN! Perfectly positioned within easy reach of the UEA, HOSPITAL and CITY CENTRE, this well proportioned TERRACED FAMILY HOME offers an exceptional blend of comfort and versatility. Step through the welcoming HALLWAY ENTRANCE with stairs rising to the first floor and discover a spacious 19' DUAL ASPECT SITTING/ DINING ROOM, flooded with natural light and providing the ideal setting for family gatherings or entertaining guests. The FULLY FITTED KITCHEN boasts INTEGRATED APPLIANCES and EXTENSIVE STORAGE, ensuring a seamless cooking experience. To the front of the property, a GROUND FLOOR DOUBLE BEDROOM offers flexible use as a RECEPTION ROOM or HOME OFFICE, perfect for modern living. Upstairs, THREE DOUBLE BEDROOMS open from the bright landing, each offering generous proportions and plenty of storage space. The property benefits from both a THREE PIECE FAMILY BATHROOM and a separate THREE PIECE SHOWER ROOM, making busy mornings effortless for families. Stepping outside, the larger than average PRIVATE and FULLY ENCLOSED GARDEN is a BLANK CANVAS ready for a new buyer to adapt to their needs. To the front, plentiful DRIVEWAY PARKING can be found for multiple vehicles.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- Well Proportioned Semi-Detached Family Home
- 19' Dual Aspect Sitting/ Dining Room
- Fully Fitted Kitchen With Integrated Appliances
- Three/ Four Double Bedrooms
- Three Piece Family Bathroom & Three Piece Shower Room Ideal For Families
- Larger Than Average Private & Enclosed Rear Garden
- Driveway Parking For Multiple Vehicles

Located on the fringe of Norwich City and within easy walking or cycling of the UEA, this property provides a delightful retreat from the hustle and bustle, but within convenient distance to the main shopping district, University of East Anglia, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

SETTING THE SCENE

Set back from the road, the property features a generous paved driveway providing parking for multiple vehicles, with the main entrance located at the front of the home beneath an open porch.



THE GRAND TOUR

Stepping inside, the light and bright entrance hallway features stairs rising to the first floor and carpeted flooring that continues directly into the heart of the home. The 19' dual aspect sitting and dining room is flooded with natural light from uPVC double glazed windows and sliding glass doors that offer lovely garden views. The sitting area allows for a variety of furniture configurations centred around a feature fireplace, with ample space remaining for a large dining table and storage furniture. From here, an internal door leads into an inner hallway where integrated storage is neatly tucked away beneath the stairs. This hallway also opens into a versatile ground floor double bedroom featuring hard flooring underfoot, enjoying a dual aspect for plenty of natural light, this space would equally suit use as an additional reception room or a home office. To the rear of the home, the fully fitted kitchen offers extensive storage through a range of wall and base units, with worktop space wrapping around to provide plenty of room for food preparation. Integrated appliances include an oven, a four burner gas hob and a fitted extractor overhead, whilst under counter plumbing is available for both a washing machine and a dishwasher.

Ascending the stairs to the carpeted first floor landing, loft access is available overhead, whilst doors give way to three well proportioned double bedrooms. Two of the rooms feature hard flooring underfoot whilst the third is carpeted, with all three comfortably accommodating a double bed, storage furniture and a desk. Serving the bedrooms are two separate facilities, perfect for busy family mornings, including a three piece shower room with an inset shower cubicle, a glass door and a wall mounted heated towel rail. Positioned adjacent to the three piece family bathroom, complete with floor-to-ceiling tiling, tiled flooring and a further wall mounted heated towel rail.

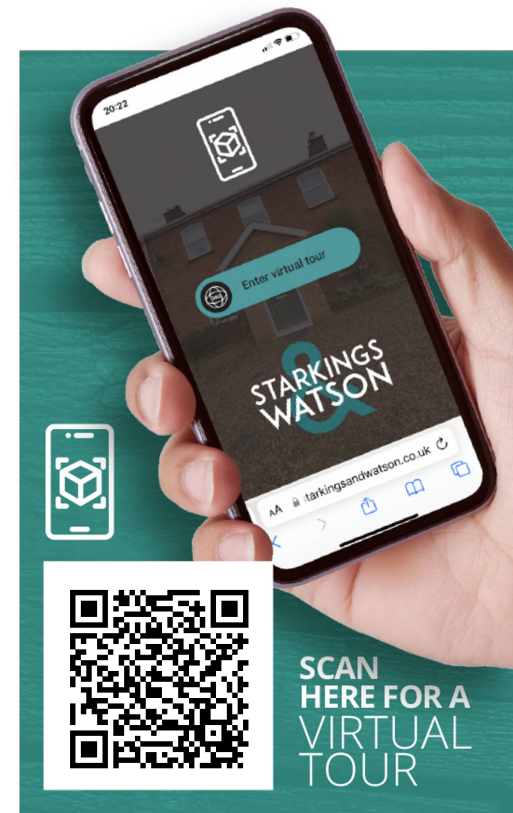
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VIRTUAL TOUR

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



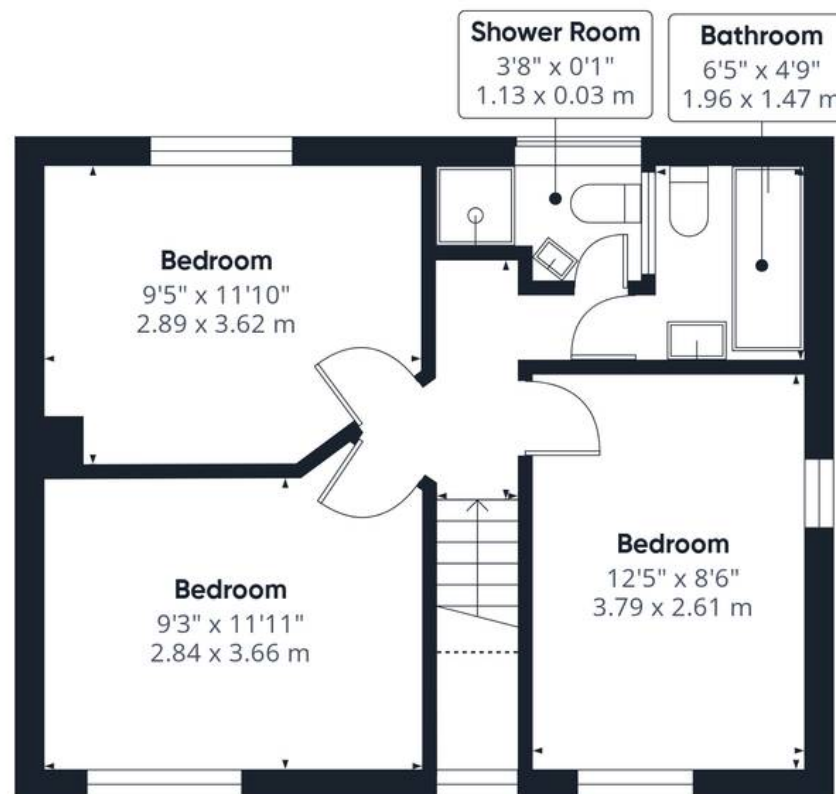
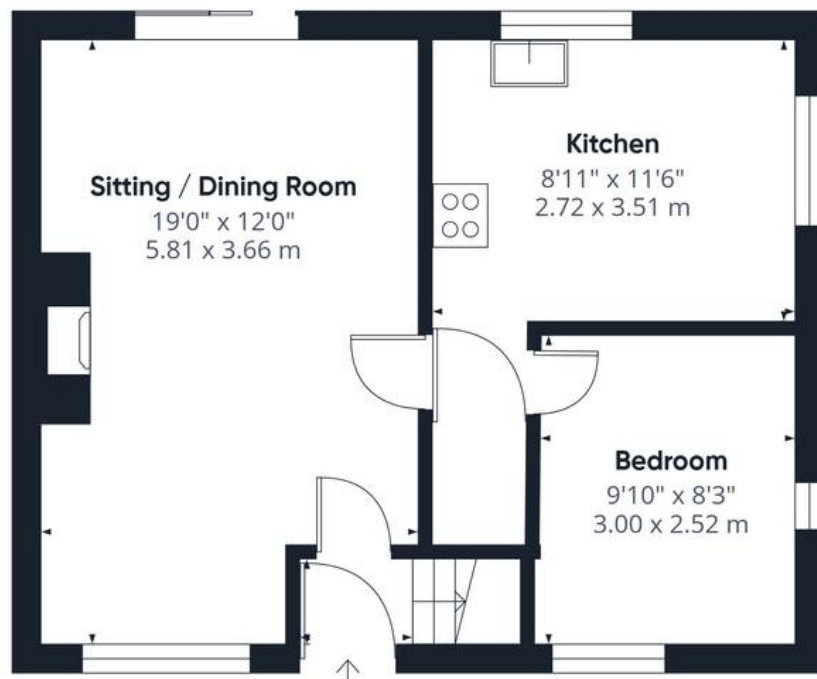




THE GREAT OUTDOORS

Stepping outside, the private and fully enclosed rear garden features timber panel fencing alongside mature shrubs and plantings, opening onto a paved space ideal for outdoor furniture to enjoy the summer months. The garden wraps around the side of the home, where a wooden latch and brace gate provides access to the driveway. A few shallow steps lead up to the main body of the garden, which is predominantly laid to lawn with mature shrubs and plantings lining the borders, finished with a versatile storage shed at the foot of the garden.





Approximate total area⁽¹⁾

860 ft²

79.9 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





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