



Hillvue Close, Norwich - NR5 0NQ

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HYBRID ESTATE AGENTS



Hillvue Close

Norwich

NO CHAIN! Tucked away at the end of a quiet CUL-DE-SAC, this EXTENDED DETACHED FAMILY HOME offers a rare blend of SPACE, VERSATILITY, and POTENTIAL, making it perfect for those seeking to create their dream residence. Offering lots of potential to MODERNISE and EXTEND (stp) with planning for an extension previously approved. Step through the welcoming HALLWAY ENTRANCE, where STAIRS RISE to the first floor and doors lead to all ground floor accommodation, ensuring a smooth flow throughout the home. The spacious 19' SITTING ROOM, bathed in natural light, seamlessly opens to the uPVC double glazed GARDEN ROOM, enjoying a warm roof for all year round enjoyment, while the FITTED KITCHEN benefits from a separate UTILITY ROOM, is open to the DINING ROOM, making it perfect for entertaining or family meals. A versatile 19' CONVERTED GARAGE ROOM provides an excellent DOUBLE BEDROOM option on the ground floor, ideal for MULTI-GENERATION LIVING or as a dedicated home office or playroom. The ground floor THREE PIECE SHOWER ROOM adds extra convenience for guests or family members.



Upstairs, THREE BEDROOMS open from the landing, including a MAIN BEDROOM with its own PRIVATE ENSUITE BATHROOM, offering privacy and flexibility for family living. Heading outside, DRIVEWAY PARKING to the front of the home is available for multiple vehicles, whilst the rear GARDEN enjoys a totally PRIVATE outlook, FULLY ENCLOSED and wrapping around the property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Extended Detached Family Home
- Lots Of Potential To Modernise & Extend
- Tucked Away End Of Cul-De-Sac Setting
- 19' Sitting Room Opening To uPVC Double Glazed Garden Room
- Fully Fitted Kitchen With Separate Utility Room
- Four Bedrooms
- Wraparound Private & Enclosed Garden

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 set back from the road at the end of a quiet cul-de-sac, featuring a frontage enclosed by a low-level brick wall. This opens to a spacious shingle driveway providing parking for multiple vehicles, while a couple of shallow steps lead up to the main entrance at the front of the home.

THE GRAND TOUR

Once inside, the spacious hallway entrance offers an ideal meet and greet space with ample room for storing coats and shoes, finished with tiled flooring underfoot for ease of maintenance and stairs rising to the first floor. From here, doors lead off to all ground floor accommodation, including a conveniently positioned three piece shower room found at the end of the hall. Offering a glass enclosed shower cubicle with floor to ceiling tiling, tiled flooring, and a wall mounted heated towel rail. The heart of the home is the 19' sitting room, featuring a bay window to the front aspect and is centred around an exposed brick feature fireplace. Hard flooring runs underfoot, and the space allows for a variety of soft furnishing layouts. An open archway leads through to the UPVC double glazed garden room, which enjoys panoramic garden views and French doors opening directly onto the patio. This room is further enhanced by a solid roof, making it suitable for year round enjoyment. Accessed from the sitting room is the 19' converted garage. This versatile space offers flexibility for use as a sizeable double bedroom, further reception room, or home office, benefitting from garden access and plenty of natural light from a dual aspect.

The room is finished with carpeted flooring, skimmed ceilings with inset LED spotlights and a loft hatch overhead. Across the hallway, a door opens to the open plan kitchen and dining room. The dining area features a further bay window overlooking the garden, ample space for a formal dining table and tiled flooring continuing to the kitchen. The fully fitted kitchen includes a range of wall and base storage units with freestanding space for an oven and hob with extractor overhead, and under counter plumbing for a dishwasher. A further door leads to a separate utility porch with plumbing for additional appliances.

Ascending the stairs to the carpeted first floor landing, further loft access can be found above while doors lead to three well proportioned bedrooms. The main bedroom enjoys a front facing aspect with space for a large double bed and benefits from large integrated wardrobes and a private ensuite bathroom. This three piece suite includes a bath and is finished with tile flooring and a wall mounted heated towel rail. Across the landing, the second double bedroom enjoys a front facing aspect and further integrated storage, while the adjacent third bedroom would make an ideal home office, study, or single bedroom.

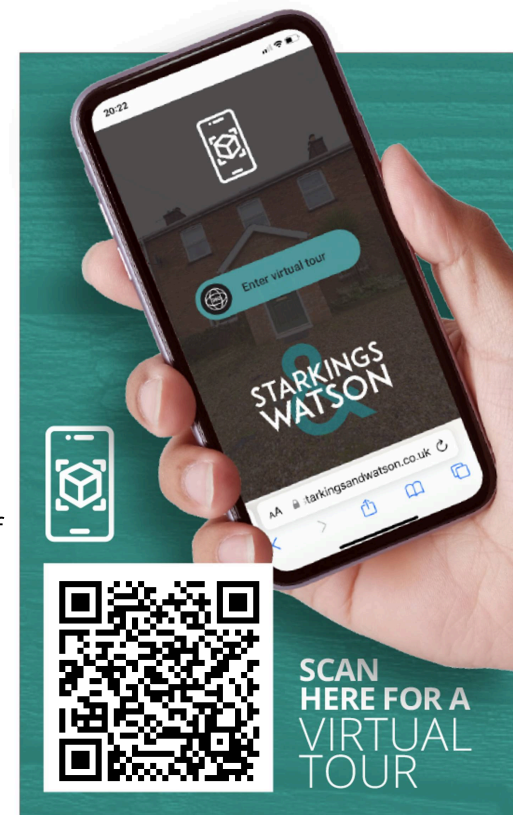
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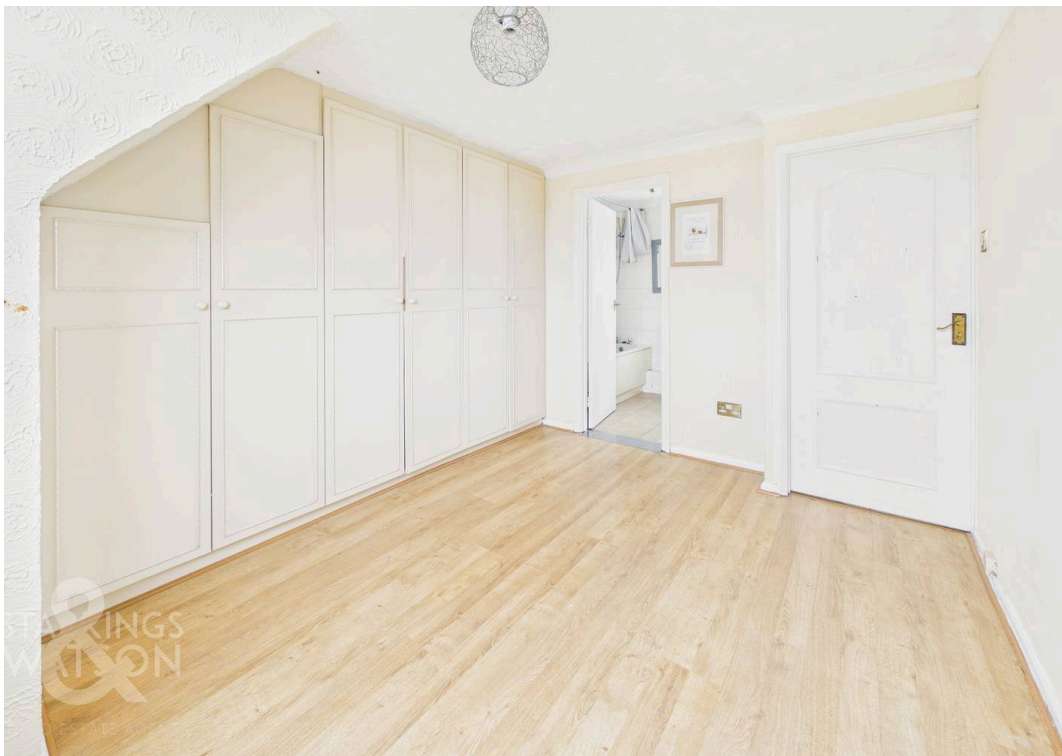
Postcode : NR5 0NQ

What3Words : ///copper.alien.switch

VIRTUAL TOUR

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



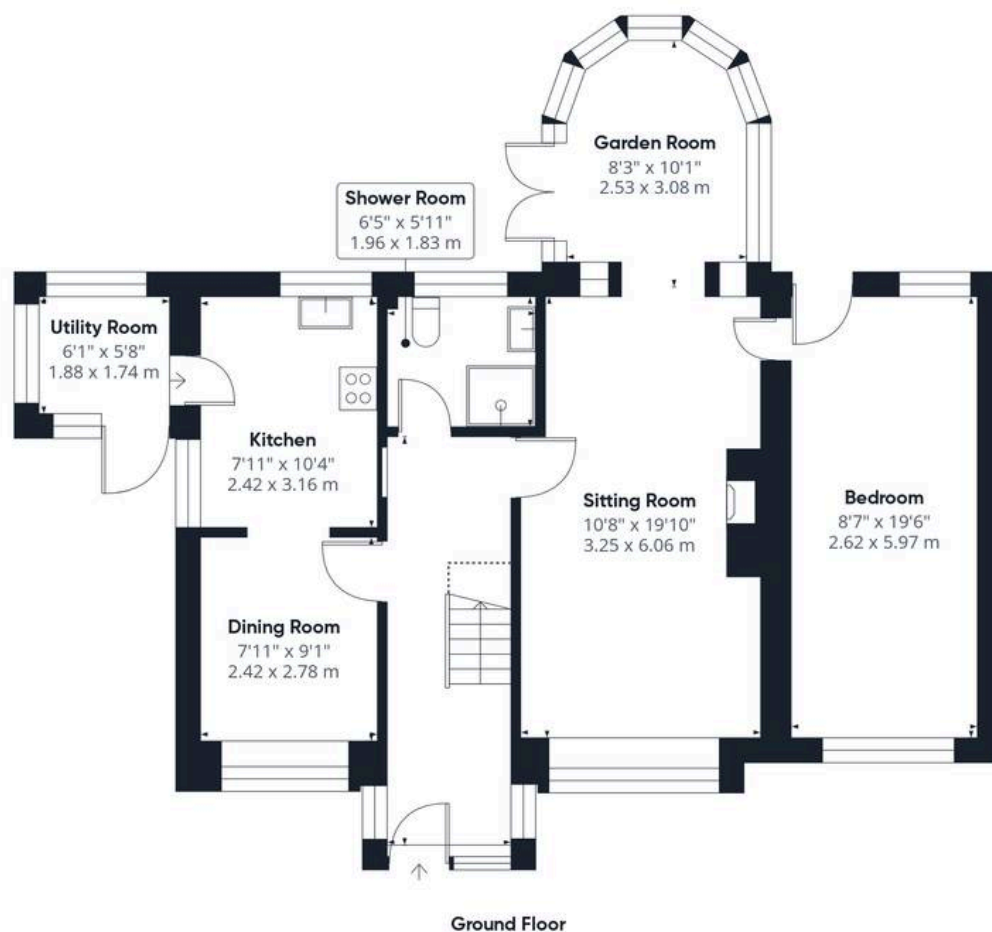




THE GREAT OUTDOORS

Stepping outside from the garden room, you are met with a substantial flagstone patio to the rear boundary, providing an ideal space for outdoor furniture and entertaining during the summer months. This area is further enhanced by a covered space perfect for barbecues and additional outdoor storage. A low level wooden picket gate opens to the remainder of the garden, which is predominantly laid to lawn and offers a mature range of plantings and shrubs. The outdoor space is completed by a further raised garden area featuring a timber storage shed.





Approximate total area⁽¹⁾

1193 ft²
110.7 m²

Reduced headroom

12 ft²
1.2 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.

GIRAFFE 360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.