



Bentley Way Weston Road, Norwich - NR6 6TS

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS

## Bentley Way Weston Road

Norwich

Tucked away in a quiet CUL-DE-SAC setting, this GROUND FLOOR FLAT is presented in IMMACULATE CONDITION throughout, boasting a modernised and well maintained interior. Located within close proximity to LOCAL AMENITIES, the ring road and CITY CENTRE, this property presents an ideal FIRST TIME BUY or INVESTMENT. The property offers a light and bright feel throughout, opening to a HALLWAY ENTRANCE, with doors leading to all accommodation and a useful integrated cupboard, perfect for storing coats and shoes. The heart of the home is the 16' OPEN PLAN SITTING and DINING ROOM, perfect for both soft furnishings and formal dining and uPVC double glazed windows looking out to the COMMUNAL GARDENS and a door to the PATIO TERRACE. Flowing into the fully fitted KITCHEN, where the space has been well optimised to provide EXTENSIVE STORAGE in addition to INTEGRATED APPLIANCES. Also from the hallway, doors give way to TWO BEDROOMS, both served by a three piece FAMILY BATHROOM, including a shower over the bath.



Heading outside, communal gardens wrap around the development with an ALLOCATED PARKING SPACE close by and plentiful ON-STREET PARKING in the vicinity.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Two Bedroom Ground Floor Flat
- End Of Cul-De-Sac Setting
- Within Close Proximity to Amenities
- 16' Open Plan Sitting & Dining Room
- Fully Fitted Kitchen With Integrated Cooking Appliances
- Three Piece Family Bathroom
- Patio Courtyard & Communal Gardens
- Allocated Parking Space

Located on the ring road, the property is well placed for access to Norwich with regular bus links. Old Catton is a highly sought after and popular north suburb of Norwich City Centre, benefiting from a range of local amenities including shops and schooling. There is good access to the NDR and a regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by.



## SETTING THE SCENE

Approached at the end of this quiet cul-de-sac, the property is surrounded by mature hedging at the front, bisected by a pathway leading to the communal entrance. From here, a few steps lead directly to the front door.

## THE GRAND TOUR

Stepping inside, the spacious hallway entrance offers a light and bright feel with carpeted flooring and a useful integrated storage cupboard to the left ideal for storing coats and shoes, with the space providing the perfect greeting room. At the end of the hallway, a doorway opens to the heart of the home, the 16' open plan sitting and dining room. Featuring continued carpeted flooring, the room allows for a range of soft furnishing layouts and space for a formal dining table, with uPVC double glazed windows overlooking the communal garden space. A doorway from here leads into the fully fitted kitchen, which offers a range of wall and base storage cupboards. Integrated cooking appliances include an oven and inset electric hob with an extractor above, while under counter space and plumbing is available for a washing machine, alongside room for a freestanding fridge freezer. The kitchen is completed with tiled splashbacks for ease of maintenance and vinyl flooring underfoot and plumbing for a dishwasher.

Back in the hallway, two doors open to the bedrooms. The main bedroom offers ample space for a large double bed and enjoys a front facing aspect with further room for wardrobes and storage furniture. The second bedroom is currently utilised as a home office and study, but would also make an ideal single bedroom or nursery. Both rooms are served by the three piece family bathroom, which includes a shower over the bath with tiled splashbacks and vinyl flooring underfoot.

## FIND US

Postcode : NR6 6TS

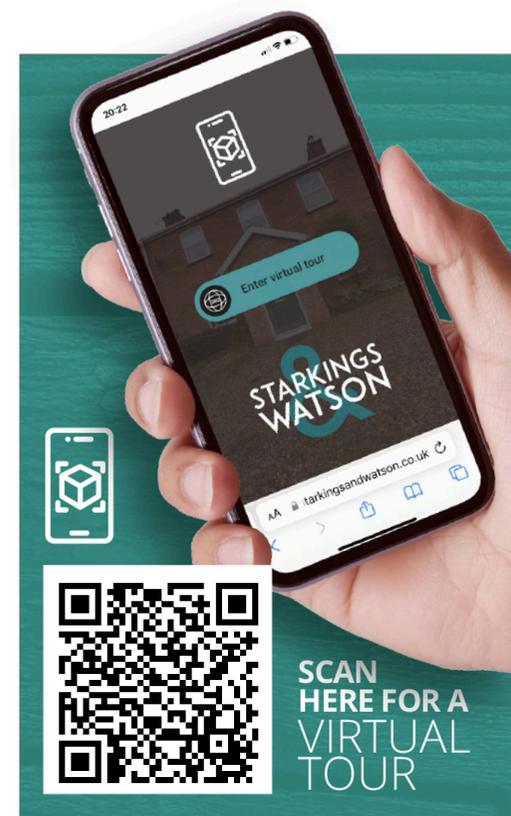
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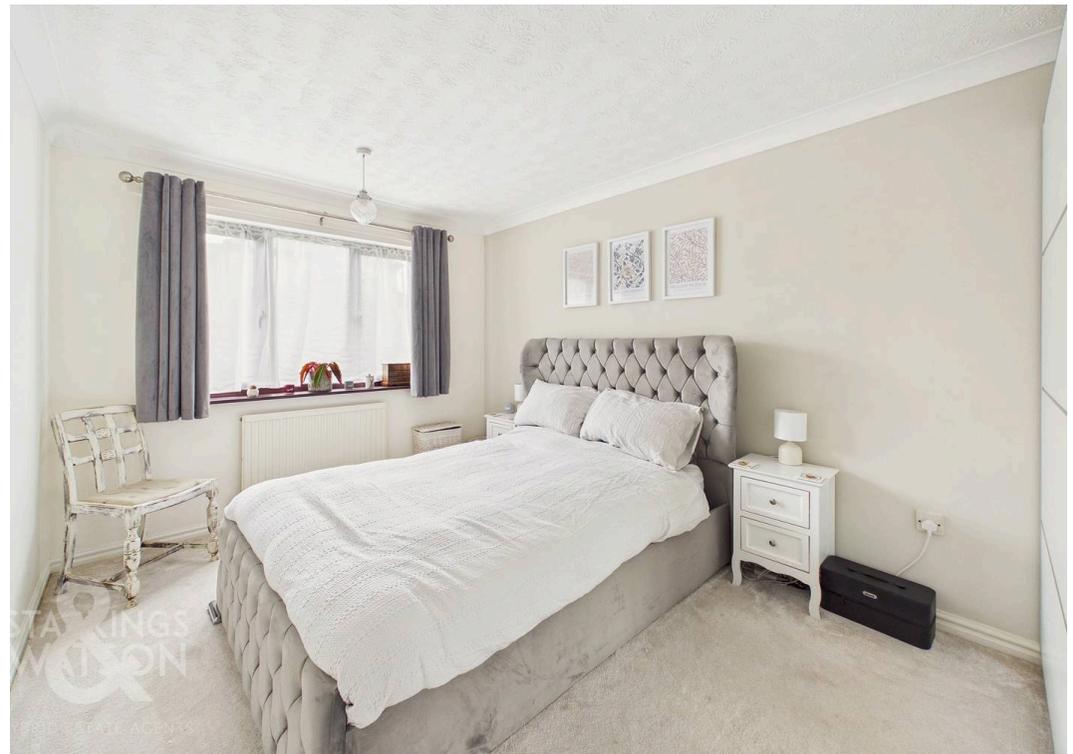
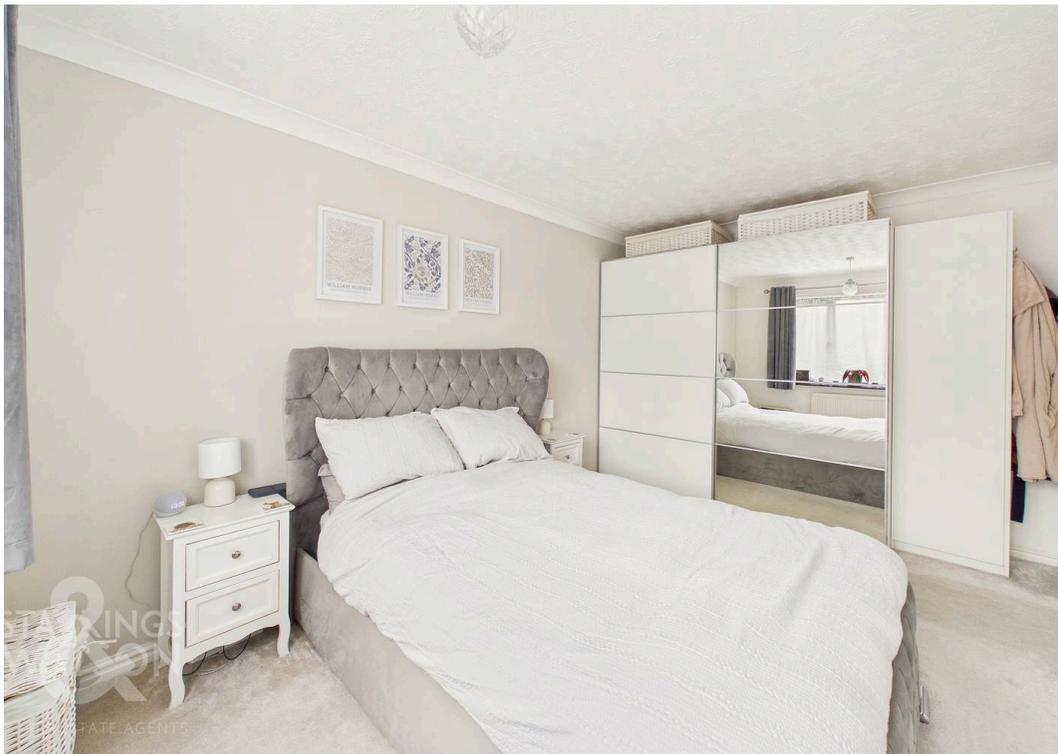
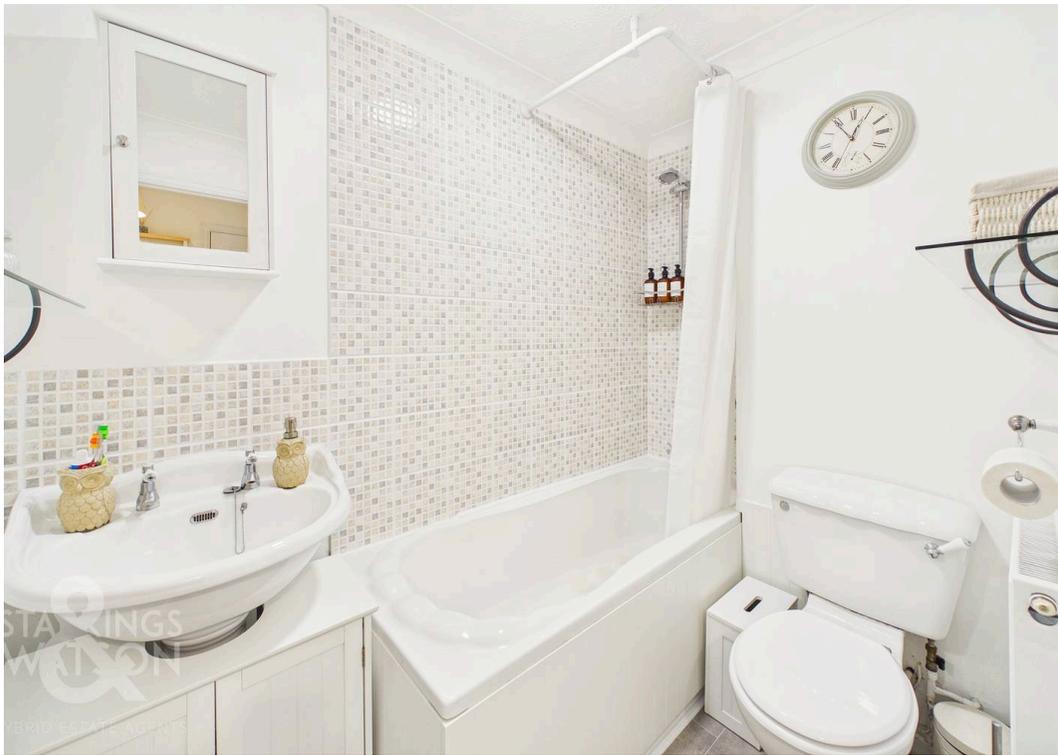
## VIRTUAL TOUR

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

## AGENTS NOTES

The property is offered on a leasehold basis with 89 years remaining, a service charge £166 per calander month is paid for 10 months a year, in addition to a ground rent of £60 per annum.



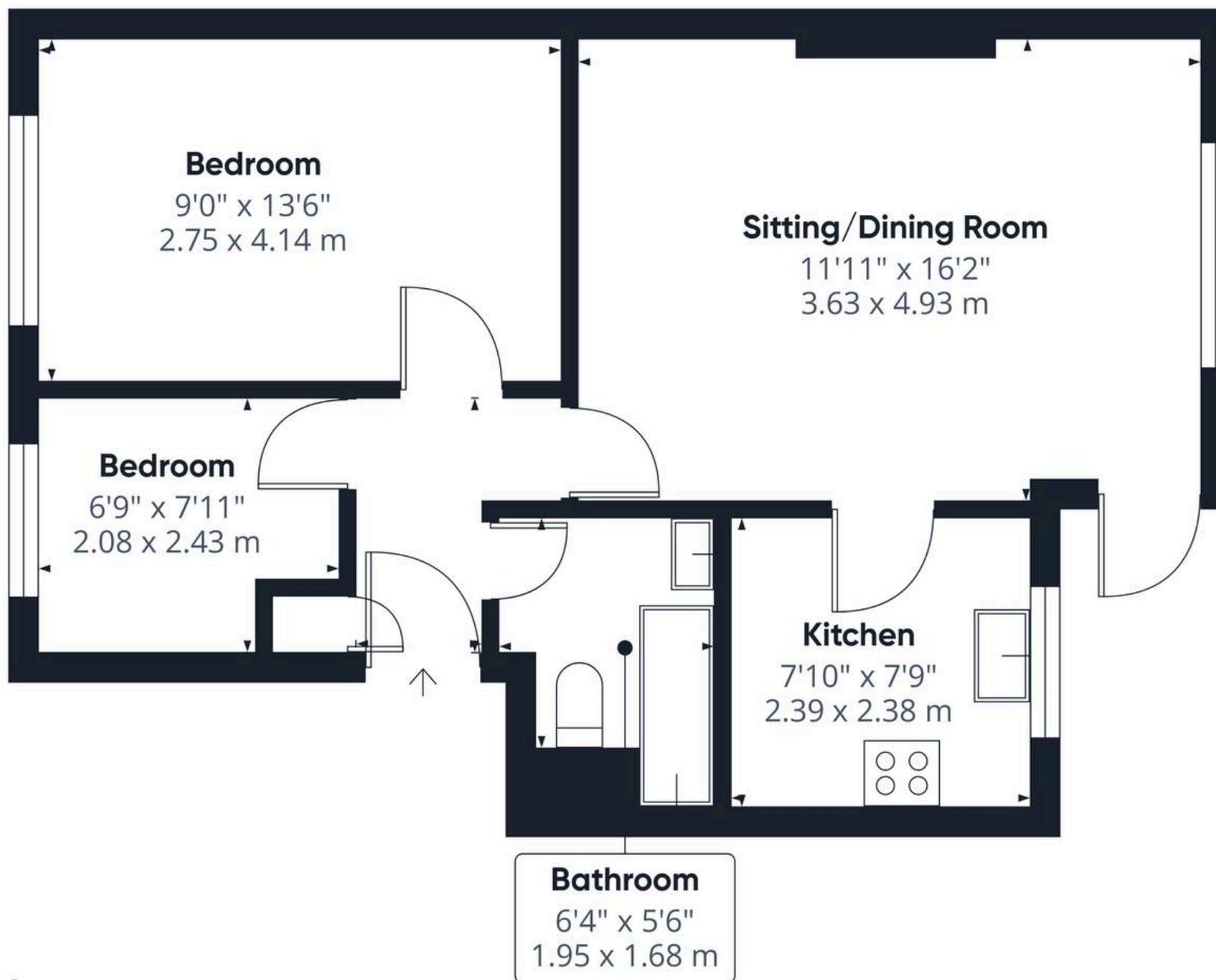




## THE GREAT OUTDOORS

Opening from the sitting room you're welcomed out to the patio terrace, covered overhead, the space offers room for outdoor furniture to enjoy the summer months and leads out to the open green space. Predominantly laid to lawn with a tree and hedge lined rear aspect.







## Starkings & Watson Hybrid Estate Agents

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