



Speedwell Way, Norwich - NR5 9HP

**STARKINGS
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WATSON**

HYBRID ESTATE AGENTS



Speedwell Way

Norwich

NO CHAIN! Tucked away at the end of a QUIET CUL-DE-SAC, this DETACHED FAMILY HOME offers an exceptional blend of COMFORT, SPACE, and PRIVACY, perfectly positioned within close proximity to the UEA, HOSPITAL, and excellent TRANSPORT LINKS. Step into a welcoming HALLWAY ENTRANCE, complete with a handy W.C and stairs rising to the first floor. The ground floor boasts THREE VERSATILE RECEPTION ROOMS, including a generous SITTING ROOM for relaxing evenings, a DINING ROOM conveniently adjacent to the FULLY FITTED KITCHEN, complete with INTEGRATED APPLIANCES and EXTENSIVE STORAGE space. The 15' uPVC DOUBLE GLAZED CONSERVATORY is bathed in natural light and offers panoramic views of the garden. Upstairs, discover THREE WELL-PROPORTIONED BEDROOMS, with the MAIN BEDROOM featuring a PRIVATE ENSUITE SHOWER ROOM for added luxury, while the remaining bedrooms are served by a three piece FAMILY BATHROOM. The home's layout is thoughtfully designed for practical family living, with ample storage throughout and a seamless flow between living spaces.



Stepping outside, brick weave DRIVEWAY PARKING is available leads to the GARAGE at the front. Whilst to the rear, the GARDEN is PRIVATE and FULLY ENCLOSED, designed with a LOW MAINTENANCE in mind.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Detached Family Home
- Tucked Away End Of Cul-De-Sac Setting
- Within Close Proximity To the UEA, Hospital & Transport Links
- Three Reception Rooms Including The 15' uPVC Double Glazed Conservatory
- Three Bedrooms Including Main Bedroom With Private Ensuite Shower Room
- Private & Enclosed Rear Garden
- Driveway Parking & Garage

Three Score, Bowthorpe has always been highly desirable due to its close proximity of both the University and Hospital. With good road links to both the A47 and A11, this area is within walking distance of a variety of local amenities, to include, parks, shops, doctors and schools. There is also a regular bus service into Norwich City Centre.



SETTING THE SCENE

Set back from the road at the end of a quiet cul-de-sac, the property is approached from a low maintenance brick weave frontage. An adjacent brick weave driveway provides off-road parking for multiple vehicles and leads to the garage, which is accessed via an up-and-over door. The main entrance can be found at the front of the home, sheltered under an open porch.

THE GRAND TOUR

Stepping inside, the light and bright entrance hall offers an ideal meet and greet space, with stairs rising to the first floor and hard flooring running underfoot for ease of maintenance. Tucked away beneath the stairs is a convenient two piece W.C, perfect for guests, while doors to the main reception spaces. The 14' sitting room features carpeted flooring and is currently configured as a ground floor double bedroom, though it could comfortably accommodate a variety of soft furnishing layouts. Access from here leads through to the adjacent dining room, which enjoys a bright dual aspect, hard flooring and a convenient position next to the kitchen. The fully fitted kitchen itself offers an extensive range of wall and base storage units with plentiful worktop space for food preparation. Integrated cooking appliances include an oven, a four burner gas hob and a fitted extractor overhead, with under counter plumbing for a washing machine and freestanding space for an 'American style' fridge/ freezer. Tiled flooring runs underfoot, and a door leads through to the conservatory. Measuring an impressive 15', the conservatory enjoys panoramic views of the rear garden and features full uPVC double glazing, continued tiled flooring and a glass door opening directly to the garden, offering a versatile space for additional seating or dining.

Ascending the stairs to the first floor landing, further hard flooring runs underfoot and you will find loft access overhead alongside a handy integrated airing cupboard. Internal doors give way to three well proportioned bedrooms, including the main bedroom. Enjoying a front facing aspect, the main bedroom features hard flooring, space for a large double bed and inset fitted cabinetry. A Further door opens to a private three piece ensuite shower room complete with an inset cubicle, a folding glass splashback, vanity storage below the sink and tiled flooring. The second bedroom comfortably accommodates a double bed and is finished with carpeted flooring, while the final room is a practical single bedroom that would make an ideal home office or study space. Completing the accommodation is the main three piece family bathroom, featuring a shower over the bath and tiled flooring.

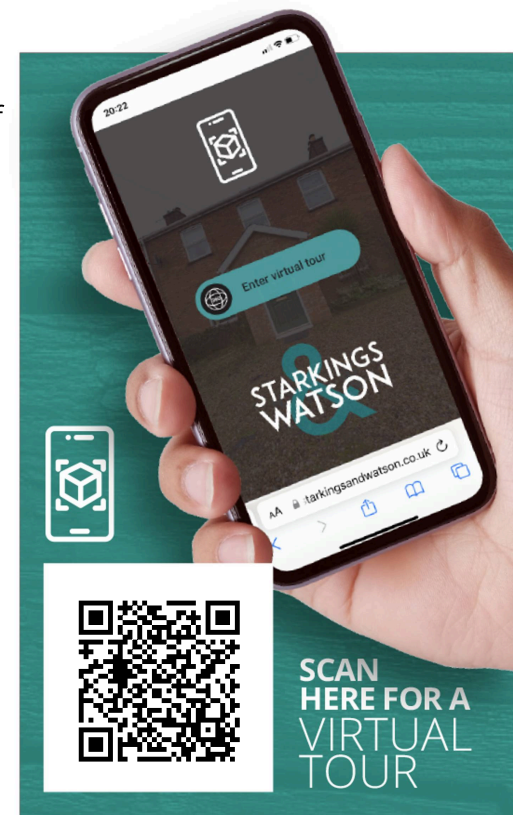
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VIRTUAL TOUR

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



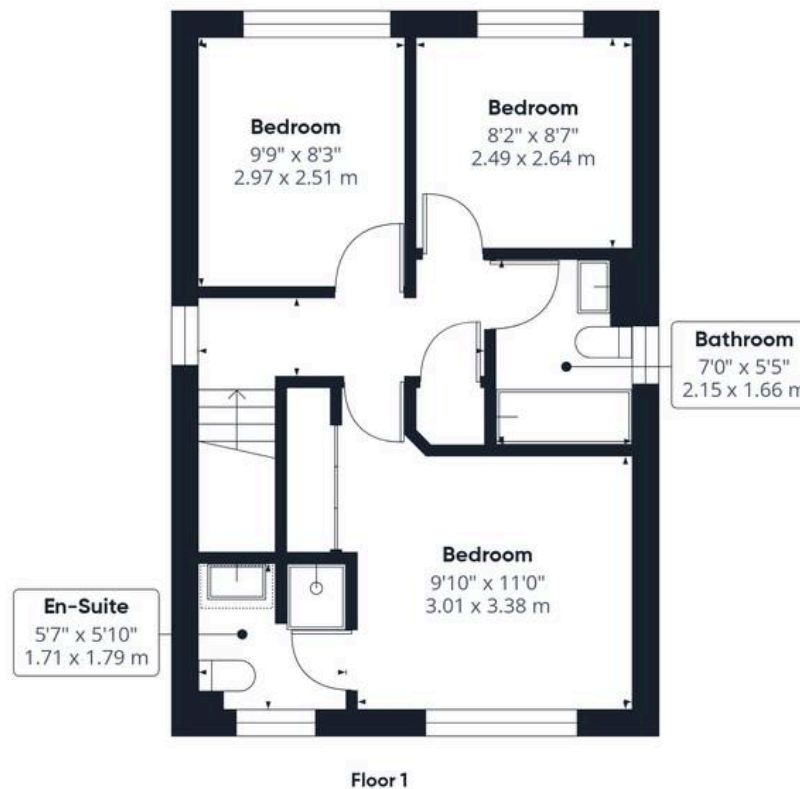
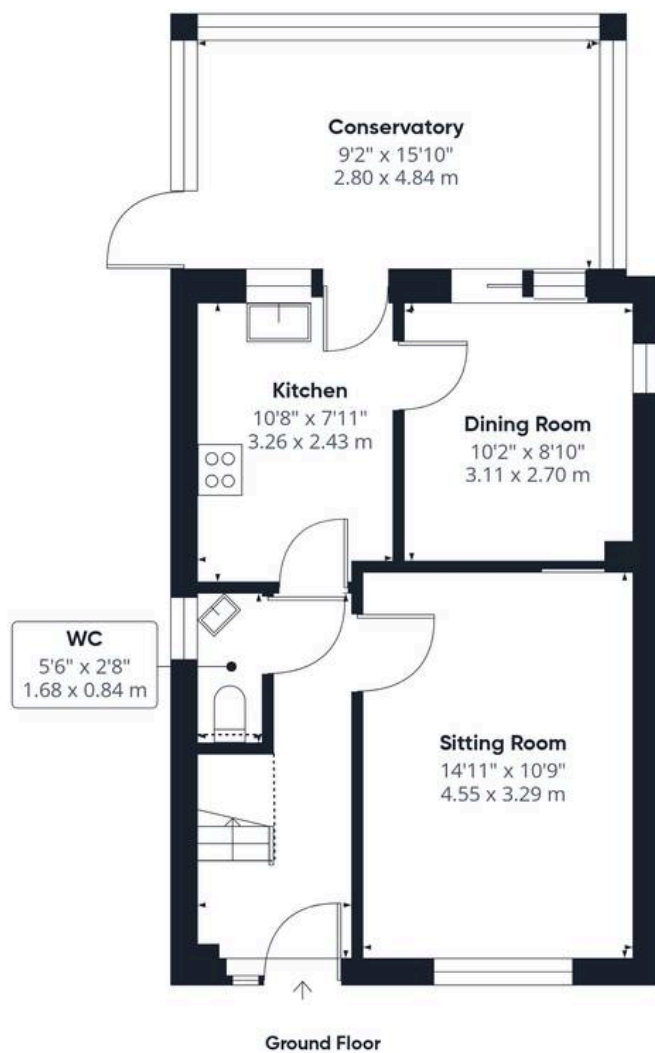




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and is offered as a blank canvas, ready for a buyer to adapt the space to their own needs. A flagstone patio wraps around the immediate border of the home, while the remainder of the garden is predominantly laid to low maintenance shingle. Handy side access leads down to an additional area ideal for a storage shed, where a wooden latch and brace gate provides convenient access back to the driveway.





Approximate total area⁽¹⁾

972 ft²
90.2 m²

Reduced headroom

13 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





Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

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

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.