



Attelsey Way, Norwich - NR5 9EP

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HYBRID ESTATE AGENTS



Attelsey Way

Norwich, Norwich

Offering a quiet and TUCKED AWAY positioning, this UPDATED & EXTENDED SEMI-DETACHED TOWNHOUSE offers IN EXCESS OF 1,060 SQ. FT (stms) of versatile accommodation, ideally suited for FAMILY LIVING, additionally boasting a BRAND NEW BOILER for your peace of mind. Step inside to a welcoming HALLWAY ENTRANCE, a perfect meet and greet space with stairs rising, INTEGRATED STORAGE beneath, and a convenient two piece W.C, perfect for guests. The heart of the home is a bright 14' SITTING ROOM, seamlessly flowing into a uPVC DOUBLE GLAZED GARDEN ROOM, creating a wonderful area for relaxation or those who love to entertain, enjoying PANORAMIC GARDEN VIEWS. The FULLY FITTED KITCHEN is thoughtfully designed to include a full suite of INTEGRATED APPLIANCES and EXTENSIVE STORAGE. The first floor presents TWO SPACIOUS BEDROOMS alongside a modern three piece FAMILY BATHROOM with a shower over the bath, ideal for busy family living. Ascend to the second floor to discover the MAIN BEDROOM, a tranquil retreat boasting its own ENSUITE SHOWER ROOM, ensuring privacy and comfort.

Heading outside, the PRIVATE GARDEN is FULLY ENCLOSED, having been lovingly LANDSCAPED by the current vendors, whilst DRIVEWAY PARKING to the front leads to the GARAGE, accessed from an up-and-over door.

Council Tax band: C
Tenure: Freehold

- Updated & Extended Semi-Detached Townhouse
- In Excess Of 1,060 Sq. Ft (stms) Of Accommodation
- 14' Sitting Room & uPVC Double Glazed Garden Room
- Fully Fitted Kitchen With Fully Integrated Appliances
- Three Bedrooms & Family Bathroom
- Second Floor Main Bedroom With Private Ensuite Shower Room
- Landscaped Private & Enclosed Garden
- Driveway Parking & Garage

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You will also find the UEA, Norfolk and Norwich Hospital and Research Park within only a few minutes drive as well as the Longwater Retail park just a 10 minute drive away. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.



SETTING THE SCENE

Set back from the road, the property offers a low maintenance frontage predominantly laid to shingle, bisected by a flagstone pathway leading to the main entrance under an open porch. To the side, a driveway provides off road parking and leads directly to the garage accessed from an up-and-over door.

THE GRAND TOUR

Once inside, the spacious hallway entrance offers an ideal meet and greet space, with hard flooring running underfoot and ample room for storing coats and shoes. Stairs rise to the first floor with integrated storage tucked away beneath, alongside a conveniently positioned two piece WC. Opening from the hallway, the fully fitted kitchen enjoys a front facing aspect and offers a range of wall and base units with tiled flooring underfoot. Integrated appliances include an oven and four burner gas hob with extractor above, as well as a washer/ dryer, dishwasher, and fridge/ freezer. At the end of the hallway, the 14' sitting room features continued hard flooring and allows for a range of soft furnishing layouts and dining space. Sliding glass doors open directly into the uPVC double glazed garden room, which is currently utilised as a dining area. This versatile space offers space for further soft furnishings and enjoys panoramic garden views with French doors leading directly out, creating a seamless transition between inside and out.

Ascending to the carpeted first floor landing, doors lead to two bedrooms and a useful integrated storage cupboard. The larger bedroom enjoys a rear facing aspect with carpeted flooring and comfortably houses a double bed and storage furniture, currently used as a reception space/ guest room. The third bedroom, currently used as a home office, would make an ideal single room and benefits from full width sliding integrated wardrobes for plentiful storage space. Both rooms are served by the family bathroom,

which includes a three piece suite featuring a 'spa' bath with shower over, tiled splash backs, and a wall mounted heated towel rail. The second floor is dedicated to the private main bedroom suite, which features part vaulted ceilings, generous integrated wardrobe space, and loft access overhead. A door leads to the recently updated three piece ensuite shower room, which includes an enclosed glass shower cubicle, vanity storage below the sink, and a wall mounted heated towel rail.

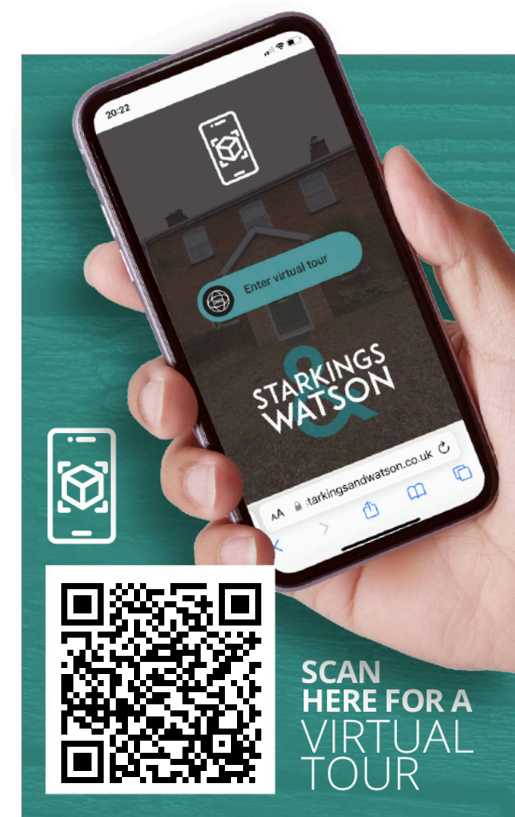
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VIRTUAL TOUR

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

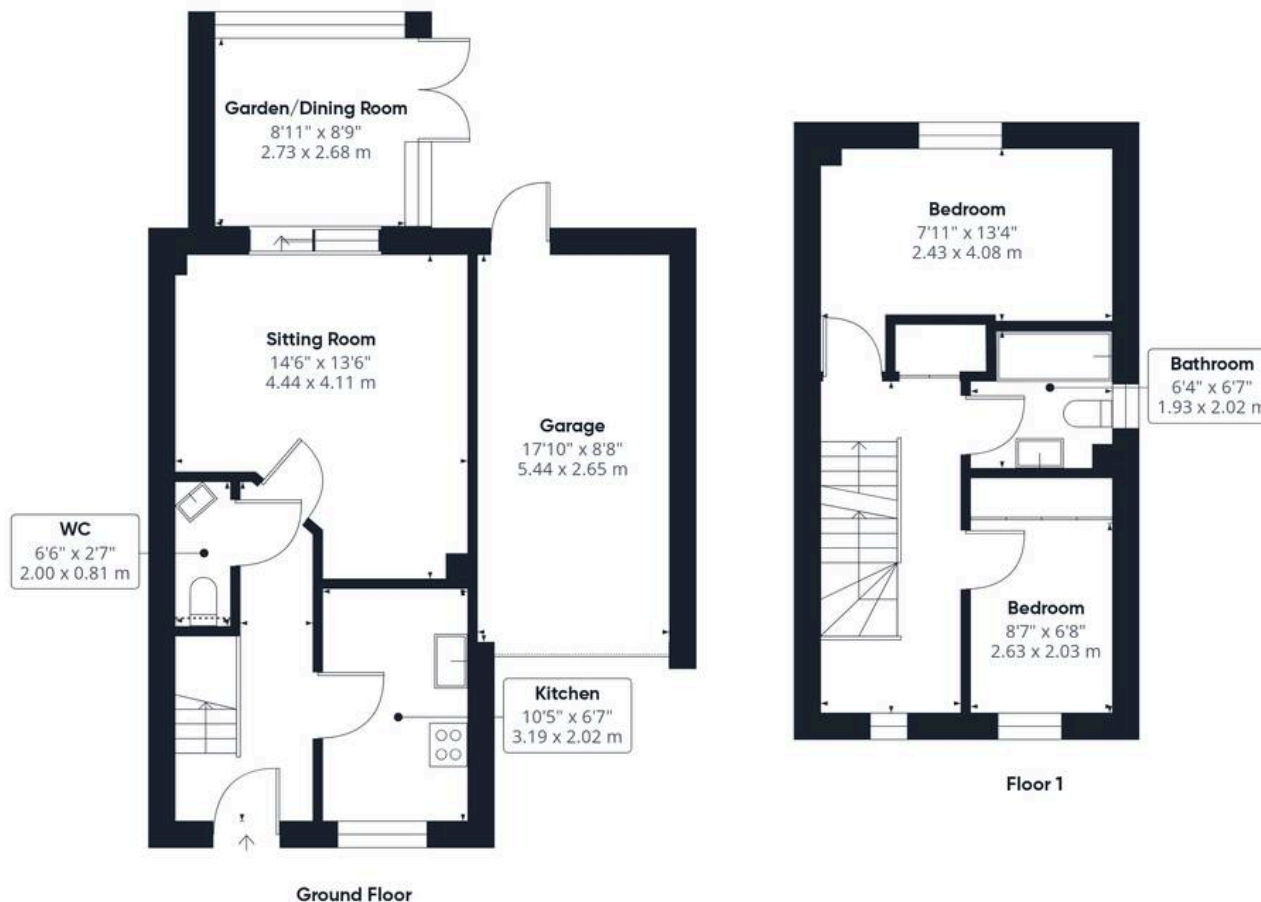




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and brick walling. A few shallow steps lead down to a substantial flagstone patio, which offers ample room for outdoor furniture to enjoy the summer months and entertaining. The patio is bordered by a raised lawn, while the remainder of the garden features raised wooden sleeper enclosed beds. These areas are currently laid to shingle, whilst the foot of the garden currently offers a variety of shrubs and plantings.





Approximate total area⁽¹⁾

1067 ft²

99.1 m²

Reduced headroom

21 ft²

1.9 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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