



Churchman Road, Norwich - NR7 9DS

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Churchman Road

Norwich

This beautifully presented THREE BEDROOM SEMI-DETACHED HOUSE offers an exceptional blend of comfort, space, and versatility, perfect for family living. Step through the welcoming entrance into a spacious 19' SITTING ROOM, ideal for relaxing or entertaining guests. The EXTENDED GROUND FLOOR creates a fantastic sense of flow, leading to a DUAL ASPECT OPEN KITCHEN/DINING ROOM with the kitchen being complemented by a GREATLY IMPROVED UTILITY ROOM, providing practical storage and laundry solutions. A bright CONSERVATORY opens seamlessly from the main living area, bathing the ground floor in natural light and offering year-round enjoyment. Upstairs, the property boasts THREE WELL-PROPORTIONED BEDROOMS (each thoughtfully designed for comfort and privacy), and a MODERN THREE PIECE FAMILY SHOWER ROOM. Benefitting from UPDATED GAS CENTRAL HEATING installed in 2022, this home ensures warmth and efficiency throughout the seasons.



The rear garden is FULLY ENCLOSED with NEWLY ERECTED FENCING all being served by a LARGE SWEEPING DRIVEWAY and OVERSIZED GARAGE which has its own power supply and full insulation, offers a unique opportunity for further living spaces (stp).

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached House
- Updated Gas central Heating In 2022
- Extended Ground Floor With Greatly Improved Utility Room & Conservatory
- 19'Sitting Room & Separate Dual Aspect Open Kitchen/Dining Room
- Three Well Proportioned Bedrooms
- Three Piece Family Shower Room
- Fully Enclosed Rear Garden With Recently Replaced Fencing
- Oversized Garage With Power & Full Insulation With Large Sweeping Driveway

You will find Heartsease 2.5 miles northeast of Norwich City centre, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.



SETTING THE SCENE

The property sits back from the street where a tall yet well maintained hedgerow provides exceptional privacy to the front of the property with a low level picket style fence separating the front lawn space from the rest of the plot. To the left hand side of the home, a larger allocation of land means a sweeping shingle driveway allows for the parking of multiple vehicles in front of an oversized and fully insulated garage complete with its own power supply.

THE GRAND TOUR

Once inside, a central hallway grants access to all living accommodation on the ground floor with stairs for the first floor found directly ahead. Turning to your left, a fantastically bright and well thought out kitchen dining room has been opened up to create a more free flowing feel. Full uPVC double glazed windows throughout the home were replaced some 12 years ago and now allow natural light to flood each living space. Initially the flooring opens up to allow room for a formal dining table with handy under the stairs storage cupboard sat to your right hand side. At the rear of the room a wide array of wall and base mounted cabinetry opens up with space remaining for further white goods and appliances underneath the expansive worktops with the added benefits of a built in oven and hob with extraction above. To the very rear of this, a fully updated and improved utility room offers plumbing and space for further white goods and appliances with its own central heating, radiator and access door into the rear garden.

To the right hand side of the home, a immaculately presented 19' sitting room creates the ideal space to sit and enjoy the evenings with well maintained carpeted flooring, leaving more than enough room for potential choice of light of soft furnishings with electric fires sat within the chimney breast.

A set of uPVC French doors open into the conservatory at the rear of the home which much like the utility room was extended to increase the square footage of the ground floor and improved with more modern uPVC double glazed windows and newer roofing - a secondary set of French doors open up from here into the rear garden patio.

The first floor landing splits to give access into each of the three bedrooms within the home as well as the three piece family shower room to your left hand side finished with a predominantly tile surround with low level radiator. The first of the double bedrooms can be found on this side of the home as well, yet another space occupying a dual facing aspect maintaining the bright and airy feel within the property with the added benefit of double built in mirrored wardrobes. The larger of the bedroom sits on the opposite side of the home, also benefiting from built in wardrobes with large open comforted floor space suited to a double bed with with further soft furnishings and storage solutions. The smaller of the bedroom sits towards the rear of the home, a well proportioned single bedroom with possibility of holding a double bed or just to be used as a home office or nursery space for expecting families.

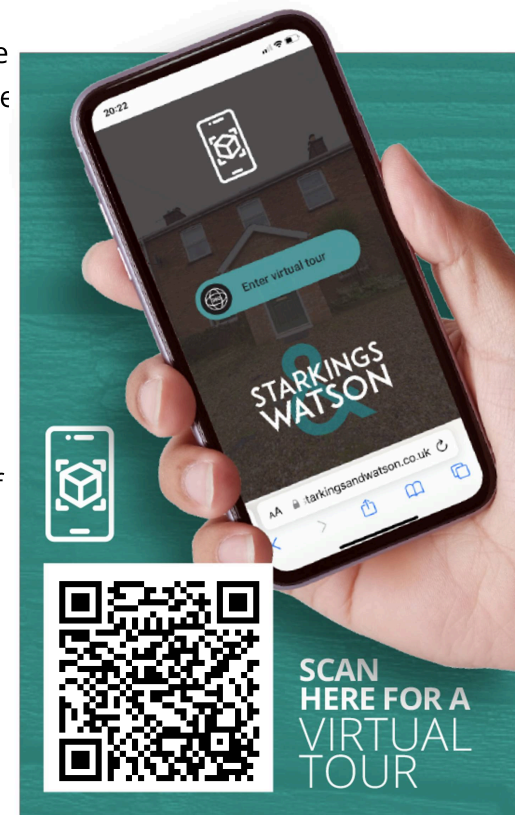
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VIRTUAL TOUR

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



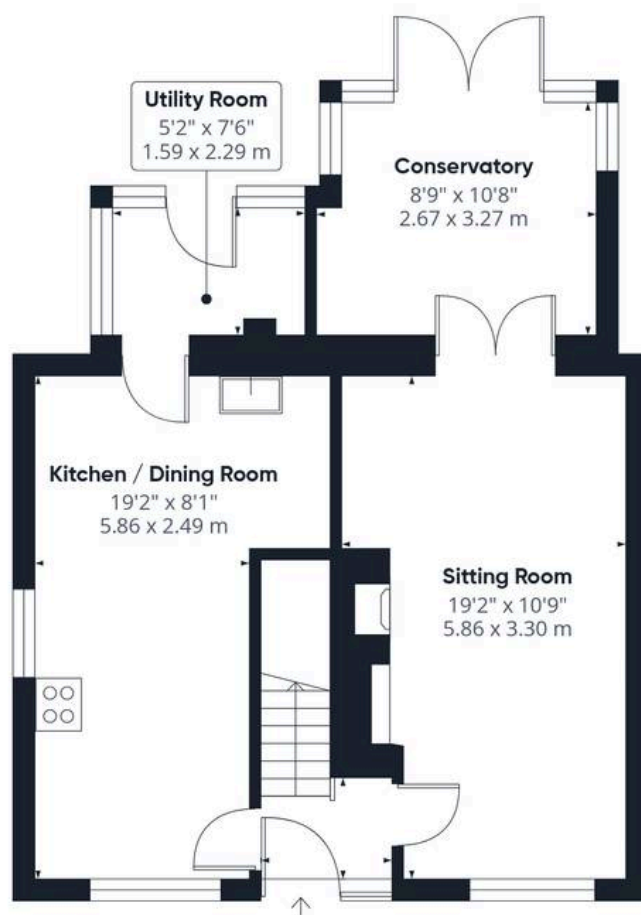




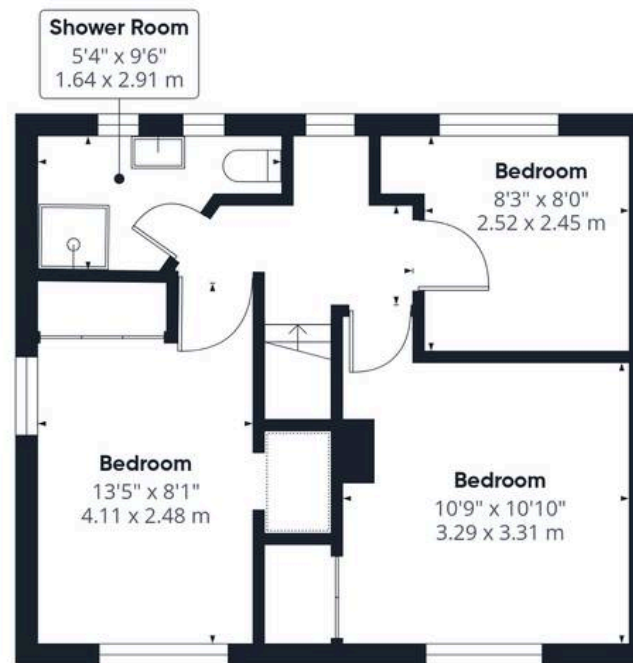
THE GREAT OUTDOORS

The rear garden is fully enclosed with newly erected timber panel fencing where initially a flagstone patio greets you as you exit the rear of the home, looping back around to the front of the home and the detached brick garage with a secondary patio space located at the very top of the garden lawn sits between each of these spaces, creating the ideal haven to sit and enjoy the warmer months with friends and family.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1172 ft²
108.9 m²

(1) Excluding balconies and terraces

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

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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