



Dowson Road, Norwich - NR3 2ED

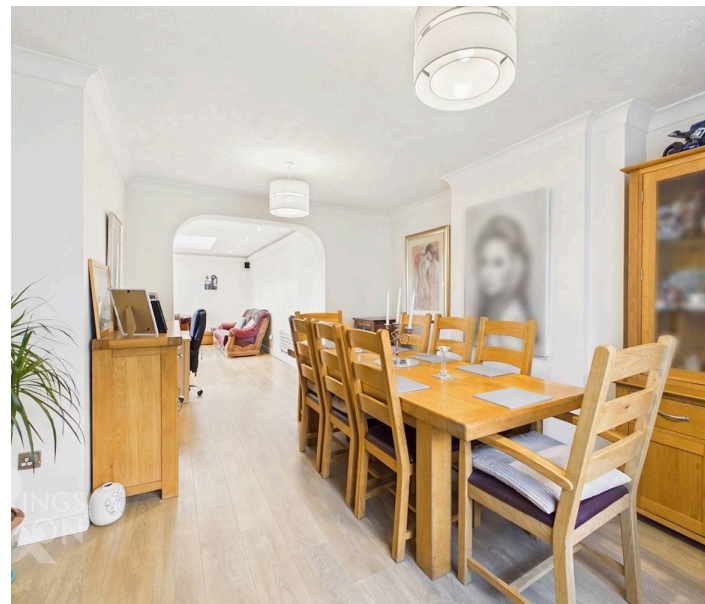
**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS

## Dowson Road

Norwich

Enjoying a popular position within walking distance to LOCAL AMENITIES, the city centre, and excellent TRANSPORT LINKS, this EXTENDED SEMI-DETACHED HOUSE is a superb opportunity for families and professionals alike. Step through the inviting HALLWAY ENTRANCE and discover the heart of the home, an impressive 32' DUAL ASPECT OPEN PLAN SITTING/DINING ROOM, boasting abundant natural light and ample space for relaxing or entertaining, ideal for family gatherings or quiet evenings in. The FULLY FITTED KITCHEN features INTEGRATED APPLIANCES, sleek cabinetry, and EXTENSIVE STORAGE, making meal preparation a pleasure. The ground floor is completed by a HIGH SPECIFICATION FAMILY BATHROOM, including a luxurious JACUZZI BATH with shower over, perfect for unwinding after a long day. Upstairs, THREE WELL PROPORTIONED BEDROOMS open from the landing, including two spacious double rooms, each offering a peaceful retreat with flexibility for sleeping, working, or hobbies. Stepping outside, the BRICK WEAVE DRIVEWAY



provides off-road parking for multiple vehicles, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED.

Council Tax band: A

Tenure: Freehold

- Extended Semi-Detached House
- Within Walking Distance To Local Amenities, The City Centre & Local Transport Links
- Impressive 32' Dual Aspect Open Plan Sitting/ Dining Room
- Fully Fitted Kitchen With Integrated Appliances
- Three Bedrooms Opening From The Landing
- High Specification Family Bathroom Including A Jacuzzi Bath & Shower Over
- Substantial Brick Weave Driveway Parking
- Private & Fully Enclosed Rear Garden

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the cul-de-sac, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.



## SETTING THE SCENE

Set back from the road, the property features a substantial brick weave frontage that provides ample off-road parking for multiple vehicles, neatly framed by low level timber panel fencing. The main entrance can be found at the front of the home, accessed via a shallow step and sheltered by an open porch.

## THE GRAND TOUR

Stepping inside, the hallway entrance features hard flooring underfoot with stairs rising to the first floor and doors leading to the ground floor accommodation. To the right, you are welcomed into the heart of the home, the impressive 32' dual aspect sitting and dining room. The dining area provides ample space for a large formal dining table and features front facing uPVC windows, with wood effect flooring flowing seamlessly into the extended portion of the home. Here, the sitting room offers a versatile layout for soft furnishings and a dedicated study area with space for a desk. This bright living space is flooded with natural light from a roof lantern and features French doors that open directly onto the garden patio, complemented by roof mounted LED spotlights and stylish backlit covings. Also accessed from the hallway is the well sized, recently refitted kitchen, boasting extensive wall and base storage units, herringbone wood effect flooring, and under counter plumbing for a washing machine and tumble dryer, with a door providing direct access to the garden.

A further door leads to the modernised family bathroom, featuring a three piece suite including a P-shaped jacuzzi bath with a shower over and folding glass splashback, a designer radiator also functioning as a heated towel rail. Ascending to the first floor landing, original wood flooring runs underfoot and leads to three well proportioned bedrooms. The main bedroom is a generous dual aspect space with views to the front and rear, offering ample room for a large double bed and storage furniture as well as an integrated cupboard. To the right of the landing, you will find a further double bedroom and a versatile single room.

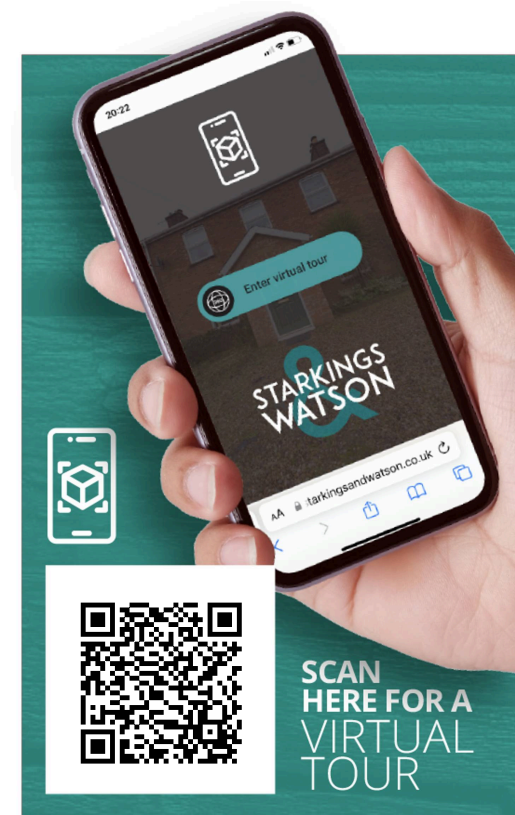
## FIND US

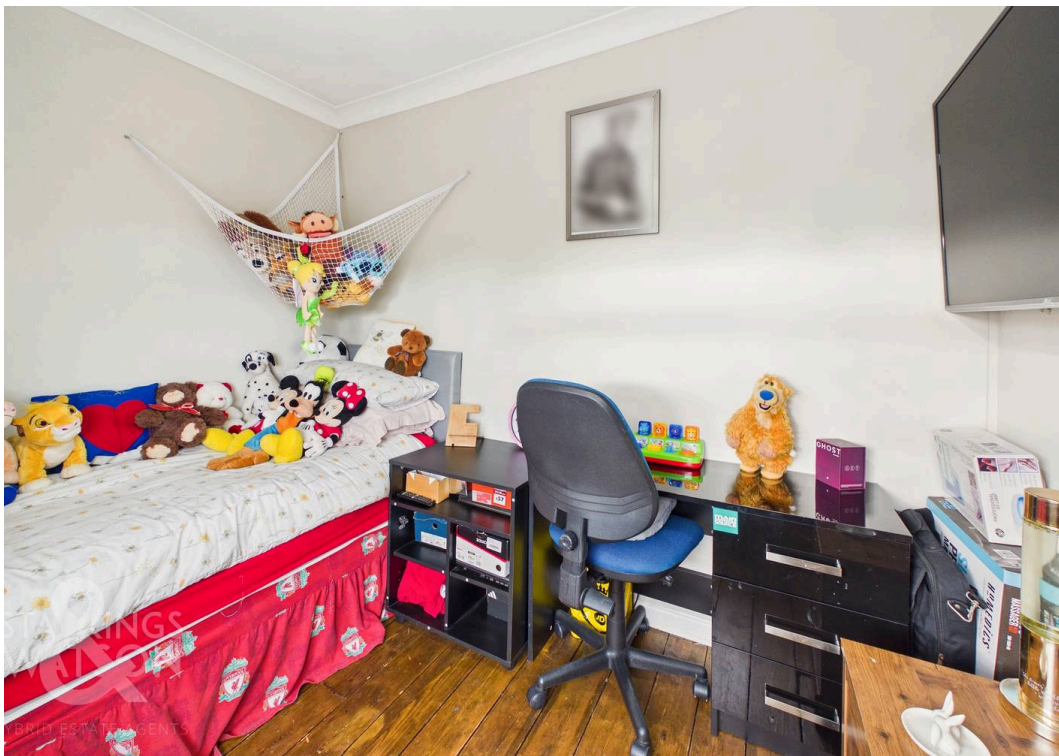
Postcode : NR3 2ED

What3Words : [///sand.images.organ](https://www.what3words.com/#!/en////sand.images.organ)

## VIRTUAL TOUR

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

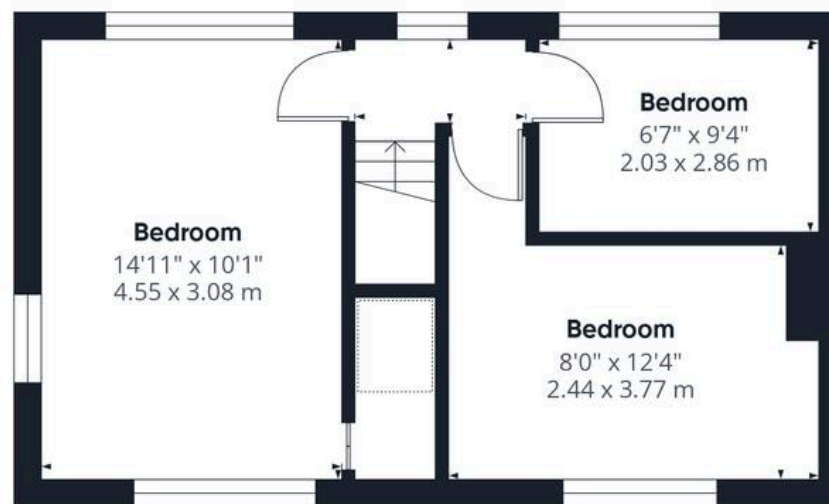




## THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and opens onto a well sized flagstone patio, offering an ideal space for outdoor furniture and enjoying the warmer months. To the side, a wooden latch and brace gate provides convenient access via an alleyway to the front of the property. The remainder of the garden is predominantly laid to a well maintained lawn and is equipped with two timber storage sheds and a greenhouse, making it a perfect space for both storage and keen gardeners.





**Approximate total area<sup>(1)</sup>**

885 ft<sup>2</sup>

82.3 m<sup>2</sup>

(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.

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

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