



Houghton Close, Norwich - NR5 9DE



Houghton Close

Norwich

Tucked away in a QUIET CUL-DE-SAC upon a CORNER PLOT, this DETACHED HOME offers remarkable versatility and over 1050 SQ. FT (stms) of well-planned accommodation. Step inside the welcoming entrance hallway and discover a MODERN KITCHEN complete with INTEGRATED COOKING APPLIANCES, seamlessly connecting to the heart of the home. The SIZEABLE 19' SITTING ROOM provides a light-filled, inviting space for relaxation or entertaining, while TWO FURTHER VERSATILE RECEPTION ROOMS offer endless potential (ideal for formal dining, a home office, or playroom). The current configuration as a SIX BEDROOM HOME is thoughtfully arranged across two levels, creating flexibility for growing families or multi-generational living. Both a GROUND FLOOR and FIRST FLOOR SHOWER ROOM add convenience and functionality, ensuring comfort for all residents and guests. The rear garden is FULLY ENCLOSED and offers privacy from every angle while being EASILY MAINTAINED with a large patio seating area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached Home Set Upon A Corner Plot
- Versatile Layout With A Multitude Of Potential Uses Giving Over 1050 Sq. Ft (stms)
- Modern Kitchen With Integrated Cooking Appliances
- Sizeable 19' Sitting Room With Two Further Versatile Potential Reception Rooms
- Configuration Currently As A Six Bedroom Home With Bedrooms Over Two Levels
- Both A First Floor & Ground Floor Shower Room
- Private & Fully Enclosed Rear Garden
- Off Road Parking Suited To Multiple Vehicles

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 also have the Longwater Retail Park just a short drive away, offering a full range of retail outlets. 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

The property sits proudly occupying a corner plot position with both a brick weave and shingle driveway suited for the parking of multiple vehicles.

THE GRAND TOUR

Once inside, a central hallway is the first space to greet you, where the recent full redecoration becomes apparent, with newly fitted carpets laid underfoot also. Directly ahead, a modern kitchen boasts a mixture of wall and base cabinetry with two built-in ovens and two hobs, each with extracting fans above and tiled splashbacks. Access to the rear garden can come via a personal door to the side of the home, with space and plumbing remaining for further white goods and appliances. Set underneath the stairs for the first floor is a handy ground floor shower room, complete with a low-level radiator and fully tiled surround. The main living space comes in the form of an impressively proportioned 19' sitting room, looking over the front of the home through UPVC double-glazed windows, where the open flooring is conducive to potential choice of layout or soft furnishings. Coming off to each the side and rear off the sitting room are incredibly versatile living spaces, formerly used as two further bedrooms, giving the home six bedrooms in total. However, to easily be used as further reception room spaces, with the room to the side coming courtesy of a historic garage conversion, with a formal dining room sat towards the rear of the home, opening onto the rear garden and patio through French doors.

The first-floor landing gives access to four further double bedrooms, each with a recently rejuvenated and refreshed décor, and three of the four bedrooms offering built-in storage. Each of these rooms have use of a three-piece family bathroom suite, complete with a mixture of tile and Aquabond surround for easy maintenance and low-level radiator.

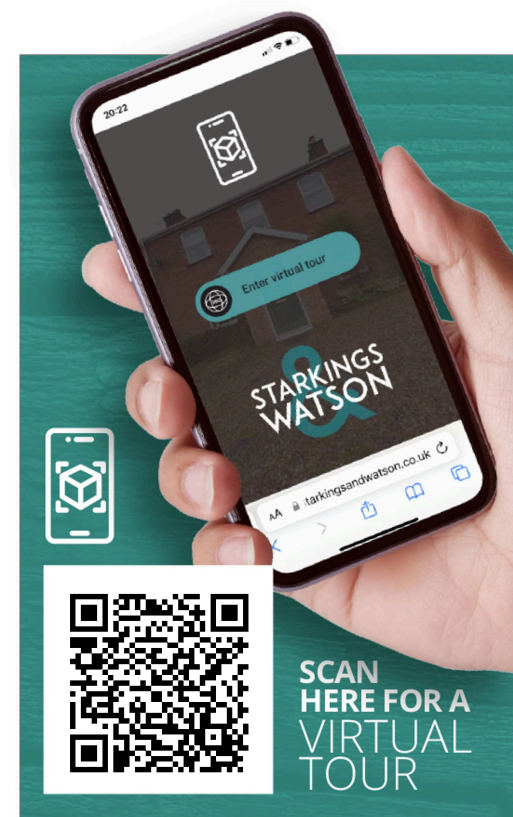
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VIRTUAL TOUR

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



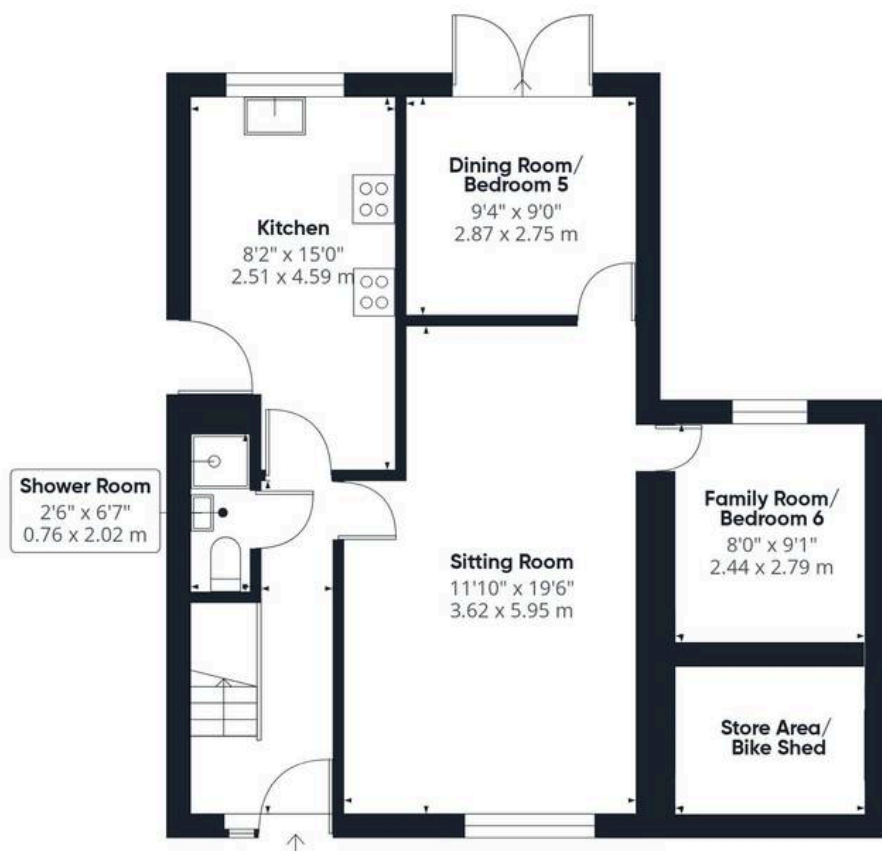




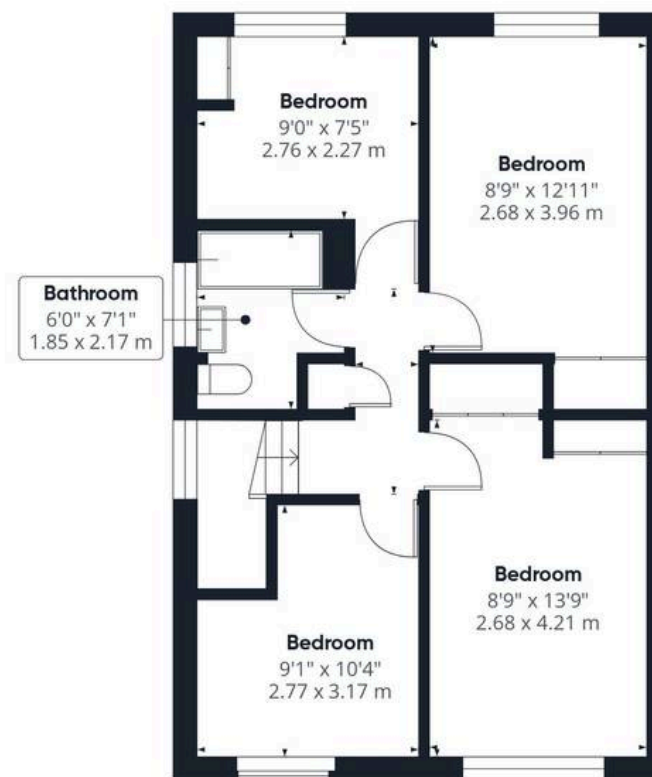
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear, with timber panel fencing and mature trees and shrubbery keeping the garden incredibly private from every angle. The rear garden enjoys a low-maintenance feel with a large outdoor patio seating area and raised beds wrapping around the side of the home.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1058 ft²

98.3 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.

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

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

01603 336226 • lettingteam@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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