



Stacy Road, Norwich - NR3 1JN





## Stacy Road

Norwich

NO CHAIN. Having been lovingly cared for and incredibly well maintained for over 40 years, this OVER THE PASSAGE TERRACE HOUSE is presented in immaculate condition throughout offering well proportioned living spaces each giving VERSATILITY in use. From the HALLWAY ENTRANCE both a SEPARATE SITTING and DINING ROOM can be accessed before leading into a MODERN KITCHEN and EXTENDED UTILITY room all upon the ground floor. From the first floor landing, THREE BEDROOMS are on offer with the larger being an impressive 17' in width while the third bedroom comes to the side off the second all being served by a GENEROUS FOUR PIECE BATHROOM to the very rear. The rear garden is offered is a LOW-MAINTENANCE condition being incredibly well presented much like the interior of the home.

Council Tax band: A

Tenure: Freehold

- No Chain
- Over The Passage Terraced House
- Hallway Entrance With Separate Sitting & Dining Rooms
- Extended To The Rear Giving Over 925 Sq. Ft (stms)
- Modern Kitchen With Integrated Appliances
- Three Bedrooms
- Large Four Piece Bathroom
- Low-Maintenance 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

The property sits back from the street, separated from the public footpath by a low level brick wall with low maintenance shingle frontage and colourful planting beds within the gated front garden whilst an alleyway leads down the side of the home through the extended first floor portion access gate coming to the rear of the home.





## THE GRAND TOUR

Unlike many, as you enter the home, a hallway entrance is the first space to greet you, offering period feature mouldings upon the walls and ceilings while granting access to all living accommodation on the ground floor and stairs to the first floor. Immediately to your right is a separate sitting room with an immaculate finish. The space, much like the rest of the home has been fully plastered and recently redecorated where bespoke fitted wooden shutter blinds sit towards the front of the home adding to the elegant aesthetic of the property. Just beyond the stairs, the property opens up even further where a generously sized dining room allows for potential choice of layouts whilst currently serving as the perfect space for a formal dining suite with additional seating and under the stair storage. To the rear of the home, a modern kitchen reaches out through a slightly extended portion of the home where a mixture of wall and base mounted storage units are accompanied by integrated appliances to include an oven and hob with extraction above and fridge/freezer with enamelled sink all remaining incredibly bright and airy throughout courtesy of a utility room extension off to the right hand side. With plumbing and space for further white goods this space is perfect for its purpose, while further seating space has been created with its position allowing natural light to flood both the dining room and kitchen space. Within this space a low level gas fired radiator has been fitted with modern combination boiler sitting on the wall and access door taking you into the rear garden.

The first floor landing splits in two directions to take you into the remainder of the accommodation whilst the front of the home leads you towards the first two of the bedrooms, the first of which being a well proportioned double room again fitted with wooden shutter blinds to the front laid with carpeted flooring, leaving more than enough room for a double bed with further soft furnishings with the addition of a built in wardrobe.

Just next door, a smaller single bedroom sits just off to the side of this being incredibly versatile in its use as a potential nursery or home office setup if required. At the rear of the home, the main bedroom opens up at an impressively sized 17' in width, leaving more than enough space for a large bed with soft furnishings and further storage solutions, whilst another over the stairs storage cupboard can also be utilized. Down a gentle step to the very rear of the home, a four piece family bathroom suite is on offer with a fully tiled surround and flooring.

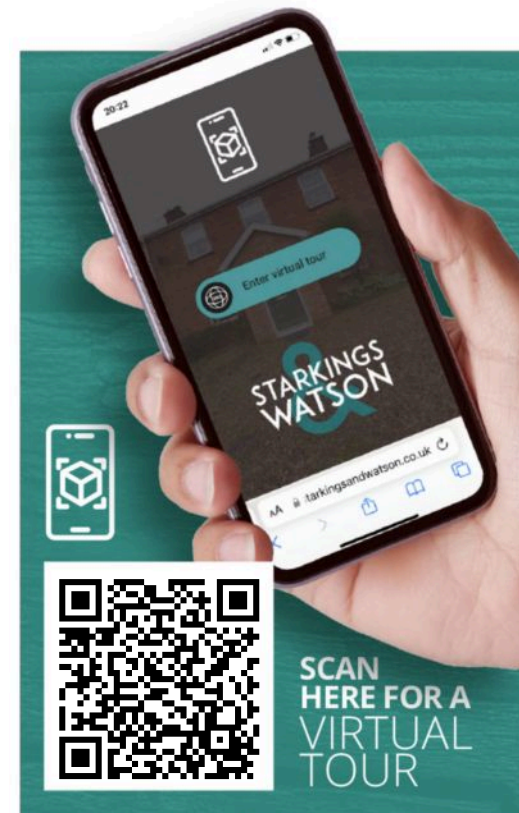
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## VIRTUAL TOUR

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









## THE GREAT OUTDOORS

The rear garden, much like the front, is offered in a low maintenance yet attractive condition being fully enclosed with tall brick walls, the space features a raised wooden deck, patio seating area, shingle bedding and colourful planting beds with a timber shed nestled in the very corner.





Ground Floor



Floor 1

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

926 ft<sup>2</sup>

86.1 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





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