



**Rider Haggard Road, Norwich NR7 9UD**

**welcome to**

**Rider Haggard Road, Norwich**

THIS IMMACULATELY PRESENTED THREE BEDROOM MID-TERRACED HOUSE is situated in the popular NR7 postcode just to the east of Norwich city centre with a 90% completed annex in the garden. \* Viewings are highly recommended to fully appreciate this property full of potential!!!!!! \*



### **Entrance Hall**

Double glazed door to front, radiator and carpeted floor.

### **Cloakroom**

Wash hand basin, W/C, radiator and tiled flooring.

### **Lounge**

14' 6" x 11' ( 4.42m x 3.35m )

Double glazed French doors to garden, radiator, TV point and laminated floor.

### **Kitchen/ Diner**

19' 5" x 8' 2" ( 5.92m x 2.49m )

Double glazed window to front, double glazed door to rear, double glazed window to rear, tiled flooring, radiator, integrated fridge/ freezer, space for washing machine, wall base units, work surfaces, electric hob and extractor fan.

### **Utility**

8' 7" x 4' 7" ( 2.62m x 1.40m )

Double glazed window to front, radiator, laminated floor and plumbing for dishwasher.

### **First Floor Landing**

Loft access and carpeted floor.

### **Bedroom One**

13' 7" x 10' ( 4.14m x 3.05m )

Double glazed window to front, carpeted floor, radiator and TV point.

### **Bedroom Two**

12' 6" x 10' 11" ( 3.81m x 3.33m )

Double glazed window to front, radiator and carpeted floor.

### **Bedroom Three**

9' 7" x 8' 1" ( 2.92m x 2.46m )

Double glazed window to rear, carpeted floor and TV point.

### **Bathroom**

Two double glazed window to rear, wash hand basin, W/C, bath with shower over, laminated floor and extractor fan.

### **Exterior**

To the front, there's off-road parking for approximately two vehicles.

To the rear, there's a fully enclosed rear garden with hot tub, paving area, hot tub, astroturf, outdoor kitchen and a partially converted annex:-

### **Annex**

Lounge: 13'06" x 9'07" double glazed window to front.

Shower Room: wash hand basin, W/C, radiator and shower cubicle.

Bedroom: 12'11" x 9'11"

Large Storage Cupboard



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welcome to

## Rider Haggard Road, Norwich

- Off-road parking for two vehicles
- Annex potential
- Immaculately presented throughout
- perfect as a first time buy or family home
- Enclosed garden with hot tub and outdoor kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140188 - 0007

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