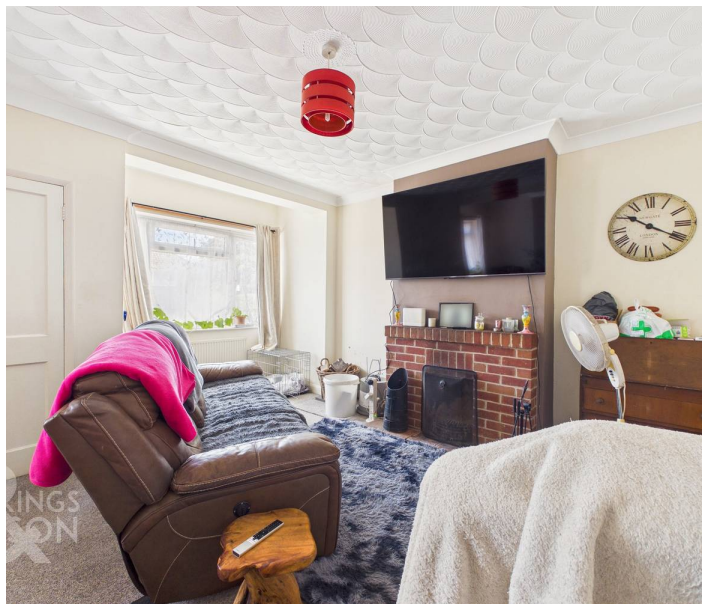
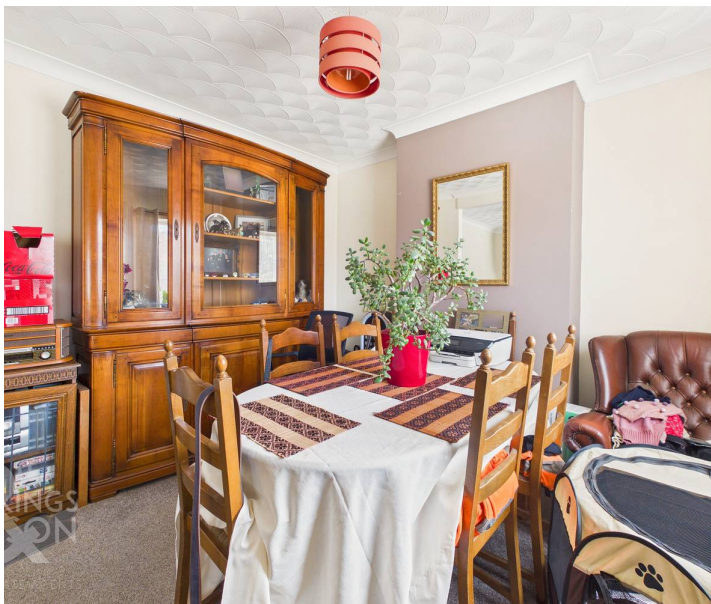




East Hills Road, Norwich - NR5 0PF



East Hills Road

Norwich

NO CHAIN! Well positioned within WALKING DISTANCE to LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS, this inviting TERRACED FAMILY HOME offers a superb blend of comfort and practicality. Step inside to discover a welcoming ENTRANCE PORCH leading directly into the heart of the home, the 20' OPEN PLAN SITTING & DINING ROOM, where an exposed brick FEATURE FIREPLACE creates a charming focal point and ample space allows for both relaxation and entertaining. The FULLY FITTED KITCHEN, complete with INTEGRATED APPLIANCES, provides modern convenience and EXTENSIVE STORAGE with room for UTILITIES. From the landing, THREE DOUBLE BEDROOMS await, each offering generous proportions and flexibility for family living or home working. The GROUND FLOOR FAMILY BATHROOM & SHOWER ROOM are perfect for busy mornings, while GAS CENTRAL HEATING & DOUBLE GLAZING deliver year round warmth and energy efficiency. Outside, DRIVEWAY PARKING can be found for multiple vehicles, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED boasting generous proportions perfect to suit a range of needs.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Terraced Family Home
- 20' Open Plan Sitting & Dining Room With Exposed Brick Feature Fireplace
- Fully Fitted Kitchen With Integrated Appliances
- Three Double Bedrooms Opening From The Landing
- Ground Floor Family Bathroom & Shower Room
- Generously Sized Private & Enclosed Private Garden
- Driveway Parking For Multiple Vehicles

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.



SETTING THE SCENE

Set back from the street, the property boasts an attractive, low maintenance paved frontage framed on either side by low level brick walling, providing convenient driveway parking for multiple vehicles. A side passageway allows easy access to the rear, while a few shallow steps lead up to the main entrance at the front of the home.

THE GRAND TOUR

Stepping inside, an enclosed porch offers the perfect practical space for storing coats and shoes before opening into the heart of the home, the impressive 19' open plan sitting and dining room. Carpeted flooring runs underfoot throughout this expansive room, which is bathed in natural light from front facing uPVC double glazed windows. An exposed brick feature fireplace with a functioning open fire creates a cosy focal point for a variety of soft furnishing layouts, while the remainder of the space comfortably allows for a formal family dining table and freestanding storage furniture. From here, a doorway leads through to the inner hallway, which boasts generous integrated storage space currently utilised as a pantry cupboard, stairs rising to the first floor and doors opening to the remaining ground floor accommodation. To the left, the fully fitted kitchen provides extensive storage from a comprehensive range of wall and base units, alongside integrated appliances including an oven, hob and a fitted extractor overhead. There is also ample space and plumbing for essential utilities, including a washing machine, dishwasher and tumble dryer. Also accessed from the hallway, the family bathroom features a three piece suite, complemented by floor to ceiling tiling and a wall mounted heated towel rail.

Ascending the stairs to the carpeted first floor landing, loft access is available overhead, with doors leading to three well proportioned double bedrooms. Each bedroom is finished with uPVC double glazed windows, radiators and carpeted flooring underfoot to ensure a comfortable finish.

Completing the internal accommodation is a separate upstairs shower room, thoughtfully fitted with an inset shower cubicle and a W.C.

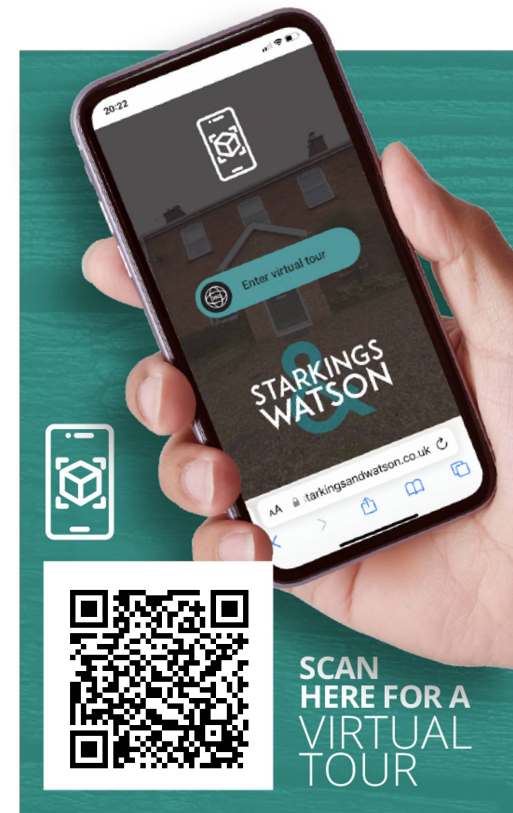
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VIRTUAL TOUR

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



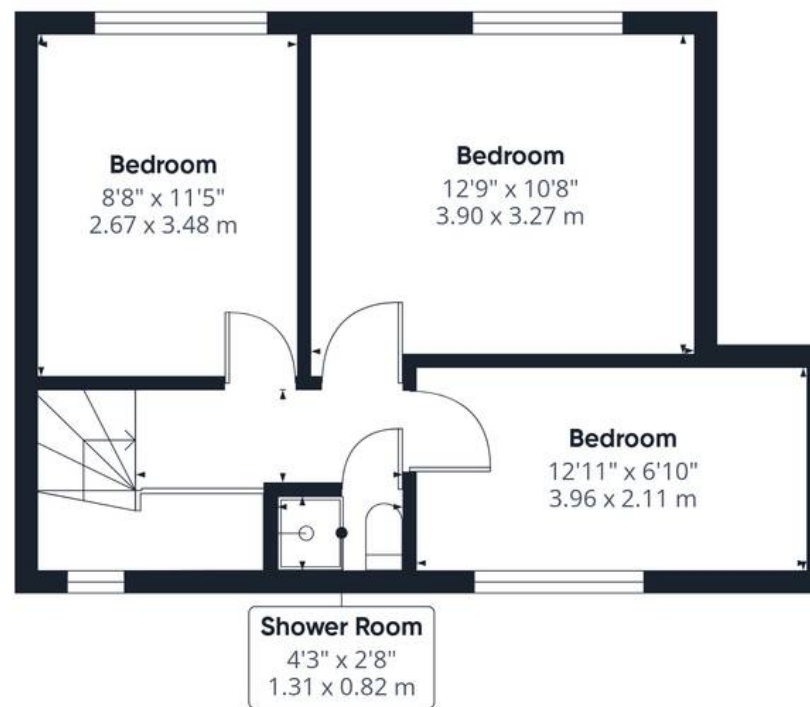
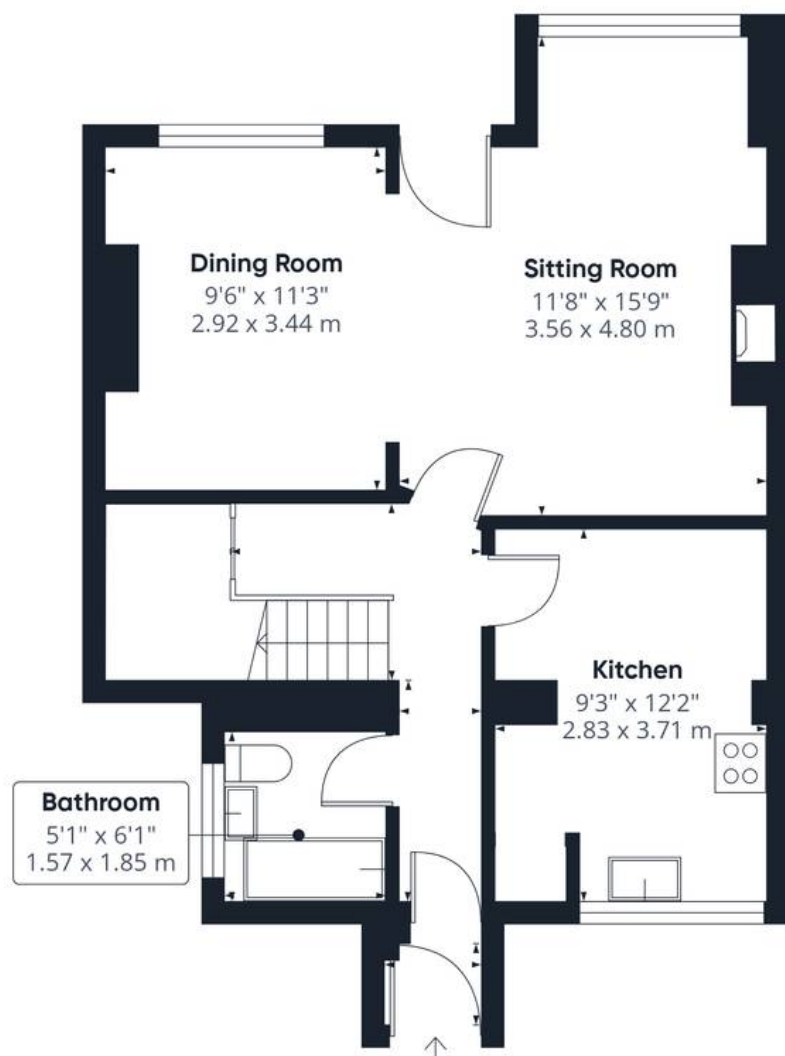




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing, offering a secure and secluded outdoor space. The garden opens onto a practical hardstanding area, providing an ideal setting for outdoor furniture to relax and entertain during the warmer summer months. Beyond this, the garden progresses to a laid lawn, complemented by a selection of surrounding outbuildings and handy timber storage sheds that lead right down to the foot of the garden.





Floor 1

Approximate total area⁽¹⁾

886 ft²

82.3 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





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.