



Ives Road, Norwich - NR6 6DL

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Ives Road

Norwich

TUCKED AWAY and surrounded by COMMUNAL GREEN SPACE, this well presented SECOND FLOOR APARTMENT offers both privacy and convenience in equal measure. Step through the HALLWAY ENTRANCE, where INTEGRATED STORAGE makes for coats and shoes storage, opening to the heart of the home. The stunning 25' OPEN PLAN KITCHEN/ SITTING/ DINING ROOM enjoys a generous DUAL ASPECT. The FULLY FITTED KITCHEN features INTEGRATED APPLIANCES and a stylish BREAKFAST BAR SEATING area, making every day living a joy. Flowing seamlessly from the main living space, a PRIVATE BALCONY provides a tranquil spot to enjoy your morning coffee while OVERLOOKING GREEN SPACE. Both DOUBLE BEDROOMS are generously sized, each boasting INTEGRATED WARDROBES for excellent storage solutions, while the THREE PIECE FAMILY BATHROOM includes a shower over the bath. With LOW SERVICE CHARGES and AMPLE RESIDENTS PARKING in the vicinity, this apartment is designed for easy, modern living.



Ideally located WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES, you have shops, cafes, and transport links all within reach.

Council Tax band: A

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well Presented Second Floor Apartment
- 25' Dual Aspect Kitchen/ Sitting/ Dining Room
- Fully Fitted Kitchen With Integrated Appliances & Breakfast Bar Seating
- Private Balcony Overlooking Green Space
- Hallway Entrance With Integrated Storage
- Two Double Bedrooms Both With Integrated Wardrobes
- Three Piece Family Bathroom Including A Shower Over
- Ample Residents Parking In The Vicinity

Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is good access to the NDR and a regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by.



## SETTING THE SCENE

Set back from the road, the property is accessed via a communal entrance, with stairs leading up to the second floor where the main entrance is located.

## THE GRAND TOUR

Stepping inside, you are welcomed into a spacious hallway entrance featuring integrated storage that is ideal for keeping coats and shoes neatly tucked away. The heart of the home is the impressive 25' open plan kitchen, sitting and dining room, finished with low maintenance hard flooring underfoot. This versatile space provides ample room for both a formal dining table and a variety of soft furnishing layouts. The kitchen area itself boasts an extensive range of wall and base units complemented by tiled flooring. Integrated appliances include an oven, a four burner gas hob and an extractor fan overhead, alongside under counter plumbing for a washing machine. Practical worktops wrap around to form a sociable breakfast bar that is ideal for entertaining. The entire room enjoys a bright dual aspect, flooding the space with natural light, while a door opens out to a private balcony, offering the perfect spot for outdoor furniture to sit and relax while enjoying views over the surrounding green space.

Also accessed from the hallway are two well proportioned double bedrooms, both with carpeted flooring, integrated wardrobe space, and ample room for a large double bed. Both bedrooms are served by the family bathroom, which features a contemporary three piece suite including a shower over the bath, handy vanity storage below the sink and a wall mounted heated towel rail.

## FIND US

Postcode : NR6 6DL

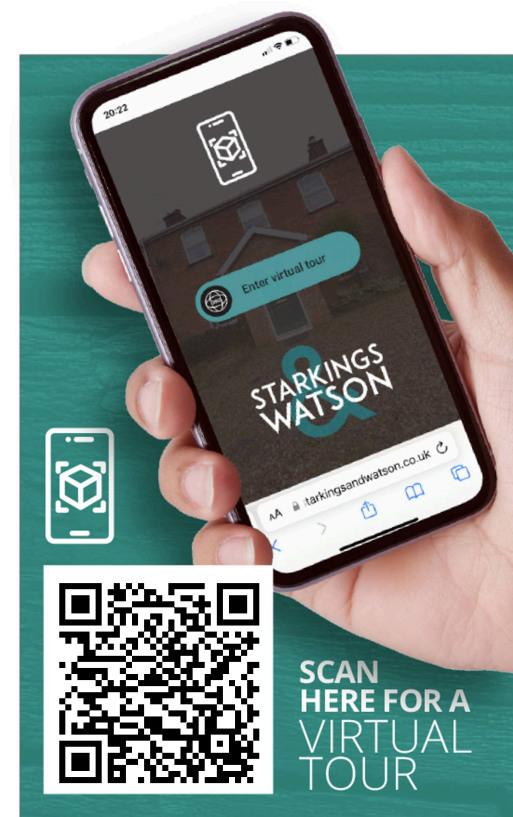
What3Words : ///tidy.dining.free

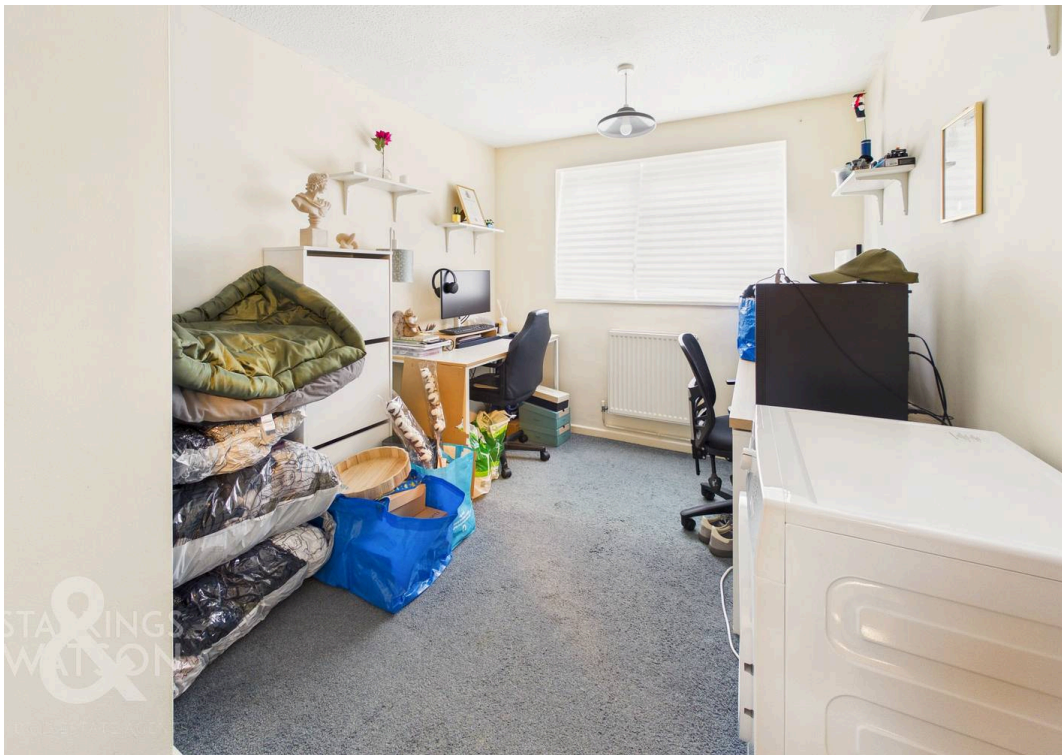
## VIRTUAL TOUR

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

## AGENTS NOTES

The property is offered on a leasehold basis with 102 years remaining lease, a service charge of £250 and ground rent of £10 per annum are payable.

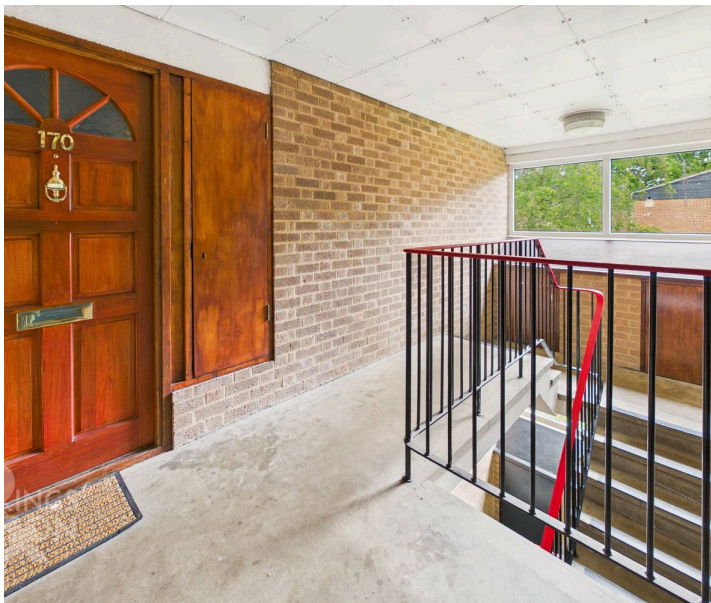






## THE GREAT OUTDOORS

While there is no private outside space with the property, plentiful communal gardens and green space surround the development.





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

600 ft<sup>2</sup>

55.8 m<sup>2</sup>

**Balconies and terraces**

51 ft<sup>2</sup>

4.7 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.

**GIRAFFE 360**





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