



Beaconsfield Road, Norwich - NR3 4AB

STARKINGS  
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HYBRID ESTATE AGENTS



## Beaconsfield Road

Norwich

NO CHAIN! Situated just a short walk from the CITY CENTRE, this MID-TERRACE HOME has been UPDATED and IMPROVED, offering a blank canvas to create your dream home. The front of the home offers a light and bright SITTING ROOM, boasting a generous BAY WINDOW to the front. Beyond, stairs rise to the first floor and the separate DINING ROOM offers garden access and INTEGRATED STORAGE, continuing to the fully fitted KITCHEN with INTEGRAL APPLIANCES. The three piece SHOWER ROOM completes the ground floor. Heading upstairs, doors give way to TWO DOUBLE BEDROOMS, the first room sits to the front of the home and includes an INTEGRATED WARDROBE, whilst the second room leads to a through room THIRD BEDROOM, offering versatility for use as a HOME OFFICE/ STUDY. Heading outside, the BISECTED GARDEN is FULLY ENCLOSED offering a tiered PATIO to enjoy the summer months.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Mid-Terrace House
- Popular NR3 Location
- Ideal First Time Buy Or Investment
- Bay Window Fronted Sitting Room & Separate Dining Room
- Modern Ground Floor Shower Room
- 2/3 Bedrooms
- Bisected 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 excellent local bus routes 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

Set back from the road, the property features a brick wall enclosed frontage with an iron latch and brace gate opening to a low maintenance garden. A bisecting flagstone pathway leads up a couple of shallow steps to the main entrance at the front.



## THE GRAND TOUR

Stepping inside, the light and bright sitting room enjoys a bay window to the front with uPVC double glazed windows, centred around a feature fireplace with alcoves on either side, ideal for bespoke shelving or storage furniture. The room allows for a range of soft furnishing layouts with stairs rising to the first floor in the corner. Wood flooring runs underfoot and continues into the separate dining room. This space offers garden access and an integrated storage cupboard, with plenty of space for a formal dining table and further storage furniture. The fully fitted kitchen offers a range of wall and base units with integrated appliances including an oven, four-burner gas hob and extractor, with under counter space for a washing machine and further room for a freestanding fridge/ freezer. Ample worktop space can be found for food preparation, complemented by tiled splashbacks for ease of maintenance. Completing the ground floor accommodation, the modern three piece shower room features floor to ceiling tiling with an open shower and glass splashback and vanity storage available below the sink.

Ascending to the first floor landing, doors open to two double bedrooms. The first bedroom enjoys a front facing aspect with carpeted flooring, room for a double bed, storage furniture and useful integrated wardrobe space to the corner. The second double bedroom additionally includes space for a large double bed and storage furniture while enjoying views over the garden. Carpeted flooring continues through to the third bedroom, which can be utilised as a home office or study, but would also make an ideal single bedroom.

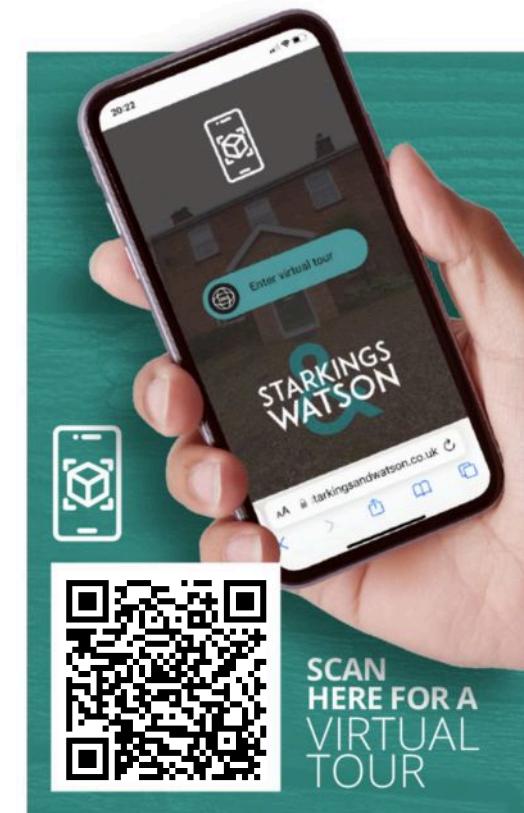
## FIND US

Postcode : NR3 4AB

What3Words : //hiding.factor.crush

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

Stepping outside, the rear garden is bisected by a concrete walkway featuring an outside tap, with an iron latch and brace gate leading to the main body of the garden. The space is predominantly laid to lawn and is fully enclosed by timber panel fencing. Shallow steps lead up to a raised flagstone patio at the end of the garden, providing the perfect spot for outdoor furniture to enjoy the warmer months.



Approximate total area<sup>(1)</sup>  
711 ft<sup>2</sup>  
66.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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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 and 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.