



Caddow Road, Norwich - NR5 9PQ

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS

Caddow Road

Norwich,

NO CHAIN! HMO/FAMILY HOME. Tucked away in a quiet CUL-DE-SAC overlooking open green space, this substantial DETACHED FAMILY HOME offers a harmonious blend of comfort, style, and versatility extending to over 1,150 Sq. Ft (stms) of accommodation, currently used as a successful STUDENT LET including a HMO Licence for Six Students - usually let as SIX DOUBLE BEDROOMS. Step inside to a welcoming, carpeted hallway entrance with stairs rising to the first floor, an ideal MEET and GREET space. The generous 14' SITTING ROOM is bathed in natural light, with SLIDING GLASS DOORS opening directly to the garden providing a seamless transition between inside and out. The fully fitted Kitchen offers EXTENSIVE STORAGE, featuring INTEGRATED APPLIANCES and a practical adjacent UTILITY ROOM leading to a two piece W.C for added convenience. The ground floor also boasts two versatile DOUBLE BEDROOMS, ideal as guest suites, STUDY/ HOME OFFICE, catering to the demands of modern family life. Upstairs, you will find a further FOUR BEDROOMS opening from the landing, including two rooms with three piece ENSUITE SHOWER ROOMS, with



the remaining rooms served by a contemporary FAMILY BATHROOM including a shower over the bath, providing ample space and privacy for everyone. Stepping outside, DRIVEWAY PARKING can be found adjacent, leading to the GARAGE with an electric up-and-over door. To the rear, the PRIVATE GARDEN is FULLY ENCLOSED with timber panel fencing, predominantly laid to lawn and including a FLAGSTONE PATIO to enjoy the summer months.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Substantial Detached Family Home/HMO
- Tucked Away Positioning Overlooking Green Space
- Close to the UEA, Norwich & Norfolk University Hospital and Norwich Research Park
- Fully Fitted Kitchen & Separate Utility Room
- Up to Six Bedrooms, with Two Ensuite & Family Bathroom
- Private & Enclosed Rear Garden
- Driveway Parking & Garage



The Norwich City suburb of Clover Hill and Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools. This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich University Hospital, the University of East Anglia and the Norwich Research Park.

SETTING THE SCENE

The property is situated in a tucked away position, set back from the road and overlooking the surrounding communal green space. Driveway parking is available to the side of the property, leading directly to the garage. The front features a low maintenance garden predominantly laid to shingle and lawn, bisected by a flagstone walkway that leads to the main entrance, sheltered under an open porch.

THE GRAND TOUR

Stepping inside, the light and bright hallway entrance features stairs rising to the first floor and carpeted flooring running underfoot. Doors open to the first of the ground floor double bedrooms and the adjacent 14' sitting room. The sitting room offers great versatility for a range of soft furnishing layouts and space for formal dining, with the area flooded with natural light from sliding uPVC double glazed doors that open directly onto the garden. Also from the hallway, the fully fitted kitchen provides extensive storage from a range of wall and base units. It features a suite of integrated appliances, including a double oven, gas hob with extractor, dishwasher, fridge, and freezer. Worktop space wraps around to provide ample room for food preparation, while tile flooring continues into the separate utility space. The utility room offers a further sink with base storage and under counter plumbing for a washing machine, alongside a door leading to the garden and a separate two piece W.C perfect for guests.

A final door leads to a second ground floor double bedroom, which enjoys a rear facing aspect and plenty of room for a large double bed and storage furniture.

Ascending the stairs to the carpeted first floor landing, loft access and an integrated airing cupboard can be found. The two largest bedrooms are similarly sized, both featuring carpeted flooring and integrated wardrobes, with ample space for a double bed and additional furniture or a desk. Both of these rooms benefit from private three piece ensuite shower rooms, which include glass enclosed shower cubicles with sliding doors and floor to ceiling tiling for ease of maintenance. The remaining two bedrooms on this floor include a further double positioned to the rear, which enjoys an alcove space ideal for a fitted or freestanding wardrobe. The final double room overlooks the surrounding green space and is served by the three piece family bathroom, offering further floor to ceiling tiling and a shower over the bath with a glass splashback.

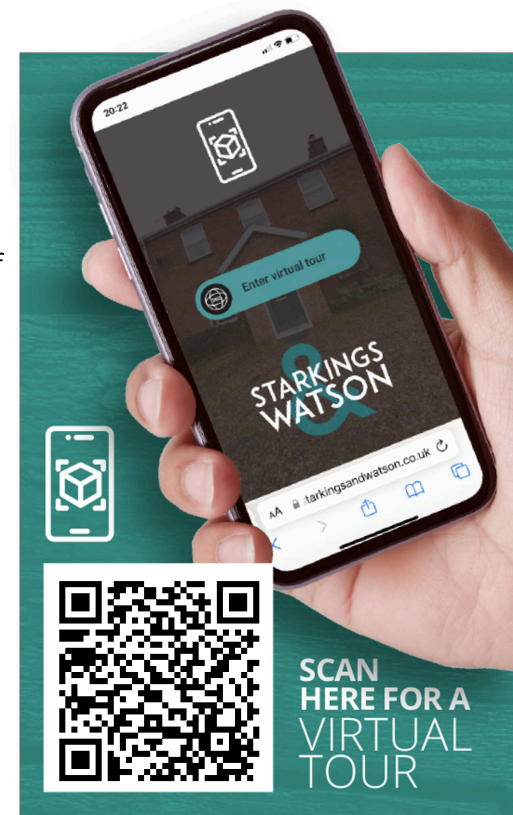
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VIRTUAL TOUR

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



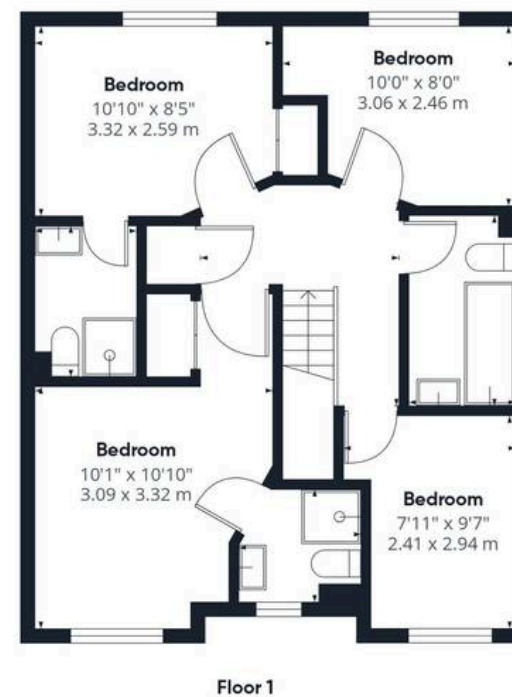




THE GREAT OUTDOORS

Stepping outside, you are welcomed onto a flagstone patio, ideal for outdoor furniture and al fresco dining during the summer months. A pathway extends around the side of the home to a wooden latch and brace gate, which opens to the front of the property. The garden is fully enclosed with timber panel fencing, with the remaining space primarily laid to a well-kept lawn accented by a selection of shrubs and plantings.





Approximate total area⁽¹⁾

1156 ft²
107.4 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 and 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.