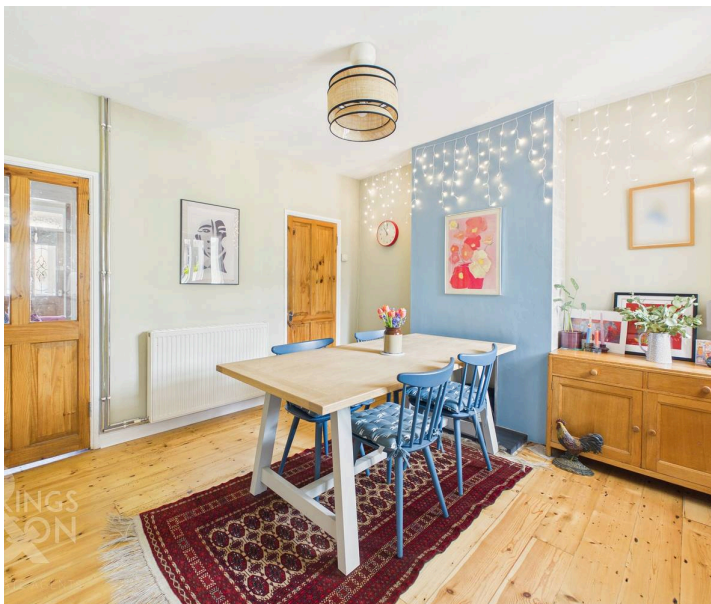




Quebec Road, Norwich - NR1 4HY

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Quebec Road

Norwich

NO CHAIN. Step inside this WELL PRESENTED MID-TERRACED HOUSE, a stunning home in FLAWLESS DECORATIVE ORDER THROUGHOUT, offering an inviting blend of period charm and modern convenience. The welcoming ENTRANCE HALL leads to SEPARATE SITTING AND DINING ROOMS, each beautifully finished with REJUVENATED WOODEN FLOORING and tasteful décor, creating versatile spaces ideal for entertaining or relaxing. The MODERN KITCHEN is thoughtfully designed with contemporary fittings and ample storage, perfectly complementing the stylish, updated bathroom featuring quality fixtures and a fresh, neutral palette. Upstairs, discover THREE BEDROOMS, all light-filled and well-proportioned, with the third bedroom offering POTENTIAL TO CREATE AN EN-SUITE if desired. Enhanced by UPDATED GAS CENTRAL HEATING and MODERN uPVC DOUBLE GLAZED SASH WINDOWS, this home ensures year-round comfort and efficiency. Ideally situated just a SHORT WALK TO ALL AMENITIES and the bustling heart of NORWICH CITY, this property

promises a lifestyle of convenience and community making it a superb choice for families, professionals, or investors alike with a rarely found WELL MAINTAINED GARDEN with vibrant planting beds, lawn and patio seating areas.

Council Tax band: A

Tenure: Freehold

- Well Presented Mid-Terrace Home
- Flawless decorative Order Throughout
- Updated Gas Central Heating & Modern uPVC Double Glazed Sash Windows
- Separate Sitting & Dining Rooms, Each Tastefully Decorated With Rejuvenated Wooden Flooring
- Modern Kitchen & Bathroom
- Three Bedrooms With Potential To Create An En-Suite If Desired In The Third Bedroom
- Generous Rear Garden Giving Colourful Planting Borders, Patio Seating & Lawn Spaces
- Short Walk To All Amenities & The Busting Heart Of Norwich City

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and



bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

### SETTING THE SCENE

The property is set back from the street where a low level brick wall and timber swinging gate giving access to a low maintenance frontage with pathway and shingle frontage with planting borders.

### THE GRAND TOUR

Stepping inside, a porch style entrance is the first place to greet you granting the perfect area to slip off coats and shoes with living accommodation sat just behind within the sitting room. Original mouldings remain in place with all rejuvenated solid wooden flooring throughout the majority of the ground floor. A bright and neutral décor is on offer throughout the home with this becoming apparent as you step into this first living space with uPVC double glazed sash windows sitting towards the front of the property allowing natural light to fill the room. Stepping beyond the stairs for the first floor, the dining room space emerges out just beyond this, again neutrally decorated with a bright and airy feel with access to a handy rear porch with additional under the stair storage cupboard. The kitchen offers a mixture of wall and base mounted cabinetry perfectly designed to make the most of the space within the home with integrated appliances including an oven and hob with fridge/freezer and washing machine also on offer. Just behind this is a modern three piece bathroom suite complete with contemporary tiling, shower head and glass screen over the bath with tall heater, towel rail and vanity storage.

The first floor landing splits to grant access into each of the bedrooms with two similarly sized bedrooms on offer either side of the stairs. The first of the well proportioned double bedroom sits towards the very front of the home set upon all carpeted flooring whilst the largest of the bedroom sits just behind this overlooking the rear gardens.

Off from this room is a handy third bedroom currently used as a walk in wardrobe and dress room however perfect to be used as a single bedroom nursery for expecting families or potential to be converted into an ensuite bathroom if desired.

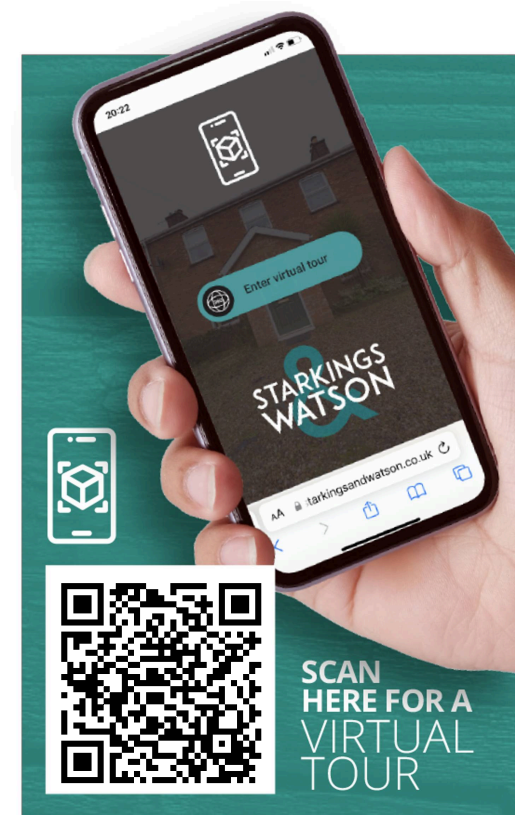
### FIND US

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### VIRTUAL TOUR

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







## THE GREAT OUTDOORS

The rear garden is a symphony of colour and light where initially a courtyard space leads you through the initial bisected section of the garden where gentle steps take you up to a mixture of lawn and colourful planting beds with a patio seating area at the very rear of the property perfectly positioned to sit and enjoy the warmer months.





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

674 ft<sup>2</sup>

62.7 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 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.