



Holworthy Road, Norwich - NR5 9DG

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HYBRID ESTATE AGENTS



## Holworthy Road

Norwich

Offering a tucked away positioning at the end of a quiet CUL-DE-SAC, this DETACHED HOUSE has been UPDATED and IMPROVED by the current vendors, ideal for couples and families. Step inside to the enclosed PORCH ENTRANCE, benefitting from integrated storage perfect for coats and shoes. The main living spaces are open and free flowing, initially the SITTING ROOM offers stairs rising to the first floor, progressing to the DINING ROOM. Hard flooring runs underfoot continuing to the modern fitted KITCHEN, offering access outside and INTEGRATED APPLIANCES. Heading upstairs, doors open to THREE BEDROOMS, whilst two DOUBLE BEDROOMS including INTEGRATED WARDROBE space. All rooms are serviced by a three piece FAMILY BATHROOM with a shower over the bath. Stepping outside, DRIVEWAY PARKING can be found for multiple vehicles to the front, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached House
- End Of Cul-De-Sac Setting
- Open Plan Sitting & Dining Room
- Fully Fitted Kitchen With Integrated Appliances
- Three Bedrooms
- Three Piece Family Bathroom With Shower Over
- Driveway Parking
- Private & Enclosed Rear Garden

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You also have the UEA and Norfolk and Norwich Hospital just a short drive away Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

#### SETTING THE SCENE

The property can be found set back from the road at the end of this quiet cul-de-sac, opening to an expansive brick weave driveway offering parking for multiple vehicles. A door to the front leads into the converted garage, a perfect storage space with a further door to the side with additional storage. The main entrance can be found at the front.



## THE GRAND TOUR

Stepping inside, you are welcomed by a light and airy porch entrance, complete with an integrated storage cupboard perfect for outdoor wear. Hard flooring runs underfoot and continues into the spacious, open plan sitting and dining room which enjoys a bright, front facing aspect through uPVC double glazed windows. The room allows for a range of soft furnishing layouts, with stairs rising to the first floor centrally. The dining area offers ample room for formal dining and is conveniently situated adjacent to the kitchen. The fully fitted kitchen offers a comprehensive range of wall and base units, alongside integrated appliances including an oven, four burner gas hob with extractor, dishwasher, and washing machine. There is plentiful worktop space for food preparation, complemented by tiled splashbacks for ease of maintenance. At the end of the room, a door leads out to the rear garden.

Ascending the stairs to the carpeted first floor landing, loft access is available overhead while doors lead to three well proportioned bedrooms. The main bedroom provides space for a large double bed and features fitted sliding wardrobes. The second double bedroom also accommodates a double bed and includes mirrored integrated wardrobes. The third bedroom features continued hard flooring and uPVC double glazed windows and could also make an ideal home studio or office. Completing the accommodation, the refitted three piece family bathroom features floor to ceiling tiles and a P-shaped bath with a shower over. Integrated storage is located adjacent to the bath, with further vanity storage below the sink and a wall mounted heated towel rail.

## FIND US

Postcode : NR5 9DG

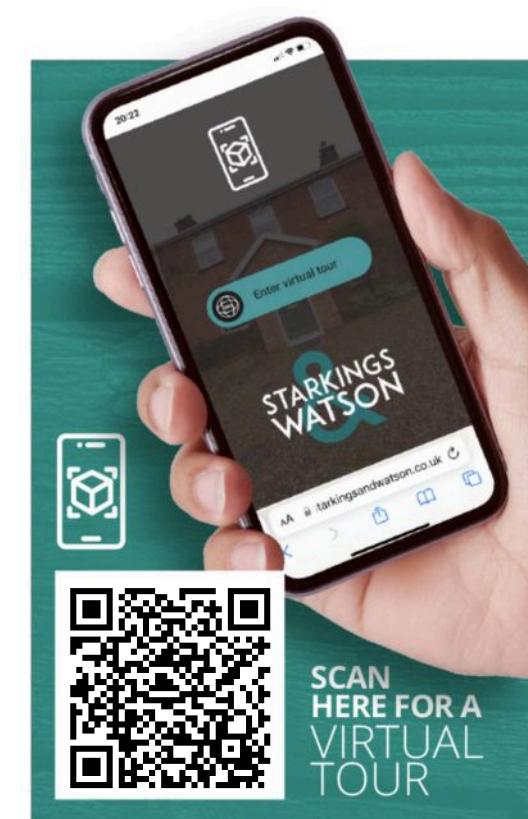
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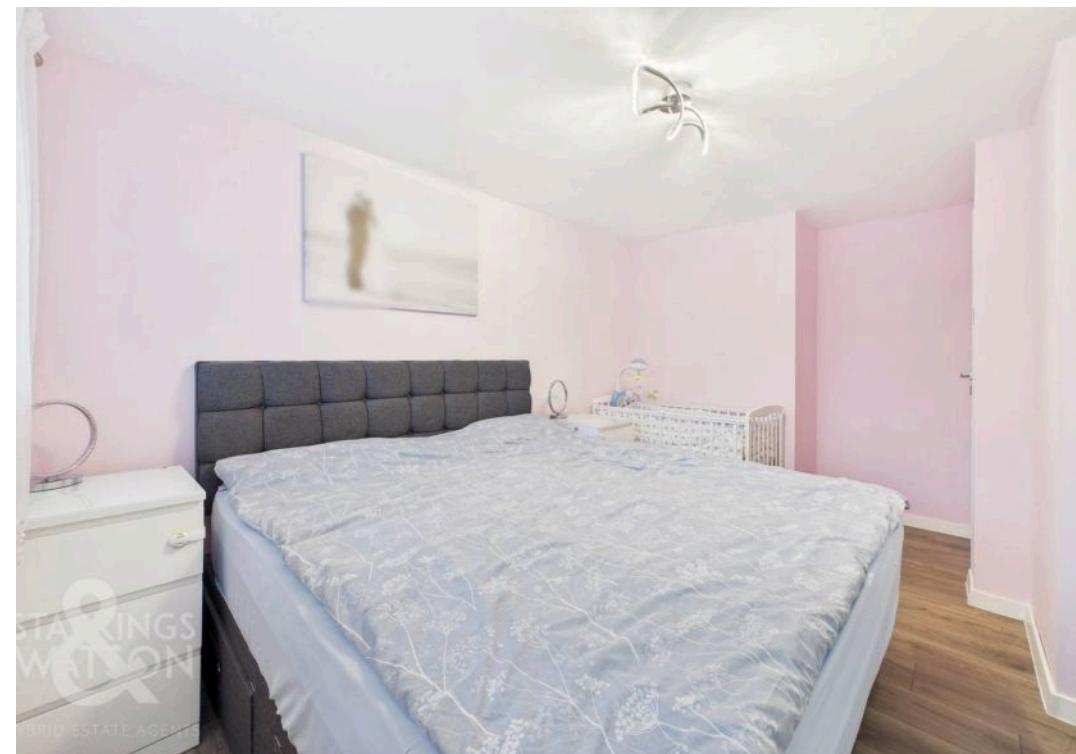
## VIRTUAL TOUR

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

## AGENTS NOTES

Furniture and white goods can be left with the property subject to separate negotiation.

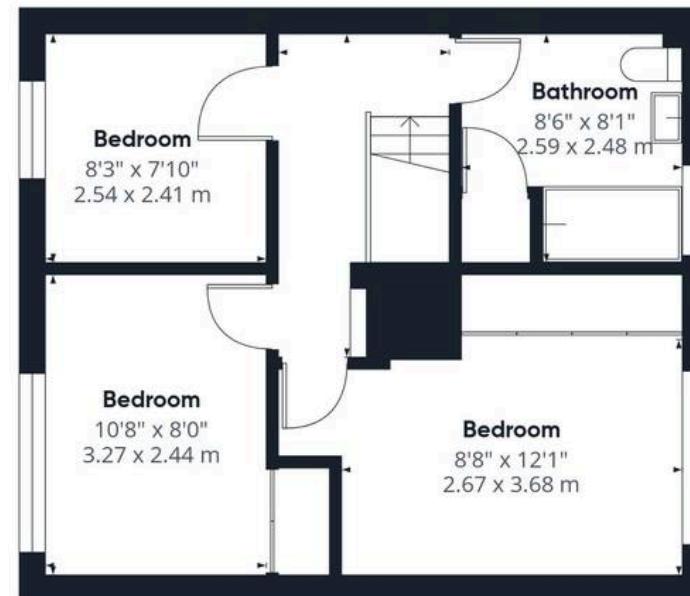
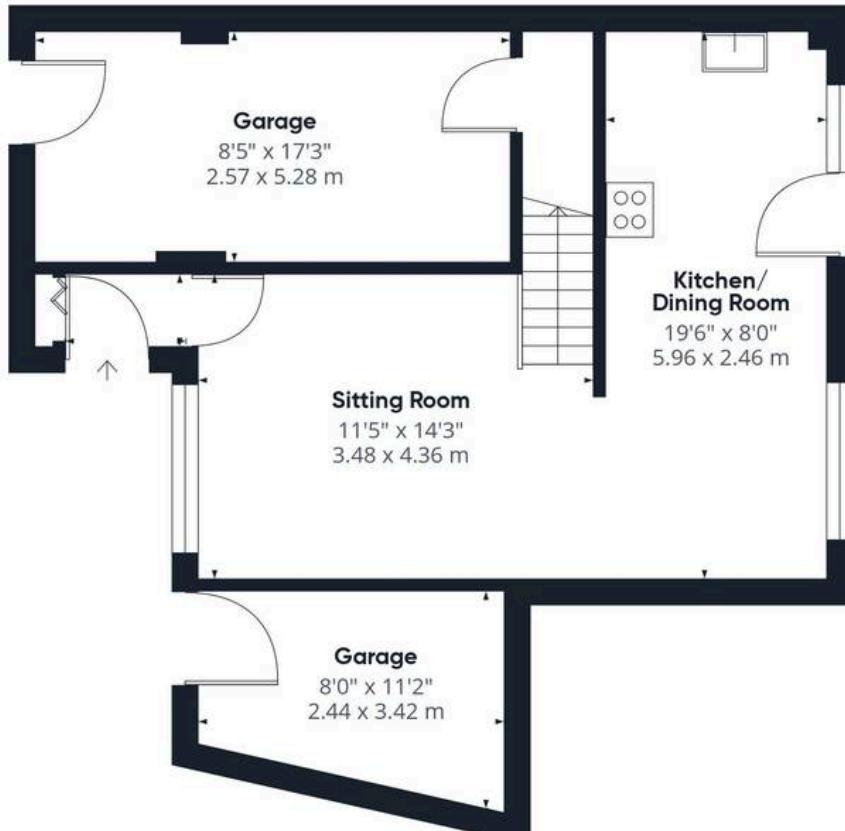






## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed by timber panel fencing and brick walling. Initially opening to spacious patio with a covered pergola overhead continuing down the side of the property to a wooden latch brace allowing access out to the driveway. The garden is predominantly laid to a well maintained lawn continuing around the side of the property, framed with raised wooden sleeper borders, home to a colourful range of plantings and shrubs.



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

979 ft<sup>2</sup>  
91 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.

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 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.