



Mountbatten Drive, Norwich - NR6 7PJ

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS

## Mountbatten Drive

Norwich

Found within an EVER POPULAR LOCATION, this beautifully presented SEMI-DETACHED HOUSE offers a harmonious blend of modern comfort and versatile living spaces. Step into a WELCOMING ENTRANCE HALLWAY that flows seamlessly into a FULLY REPLASTERED AND PAINTED SITTING ROOM, featuring bespoke added storage spaces ideal for decluttering and organisation. The sitting room opens directly onto a LIGHT-FILLED CONSERVATORY, creating an inviting space for relaxation or entertaining guests whilst a MODERNISED KITCHEN boasts ample worktop space, contemporary cabinetry, and dedicated plumbing for white goods. A practical GROUND FLOOR WC adds convenience for family and visitors alike. Upstairs, discover TWO LARGE DOUBLE BEDROOMS, each offering generous proportions and plenty of room for furnishings, along with a stylish THREE PIECE FAMILY BATHROOM SUITE, finished with modern fittings and elegant tiling.



Every corner of this home has been thoughtfully updated, providing a versatile and comfortable environment that adapts to your lifestyle needs, including the rear garden which is presented in a low-maintenance yet attractive condition.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Semi-Detached House Within An Ever Popular Location
- Wildly Updated & Improved Interior With Bespoke Added Storage Spaces
- Fully Replastered & Painted Sitting Room Backing Onto Conservatory
- Modernised Kitchen With Space & Plumbing For White Goods
- Two Large Double Bedrooms
- Three Piece Family Bathroom Suite & Ground Floor WC
- Low-Maintenance Yet Tastefully Landscaped Rear Garden
- Off Road Parking To The Front Of The Home



You will find Sprowston to the north of the Cathedral City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

#### SETTING THE SCENE

The property can be found set back from the street within this popular yet quiet close where a brickweave driveway is accompanied by a further flagstone driveway to the side creating ample off road parking for multiple vehicles. A timber swinging gate to the right hand side of the property gives easy access into the rear garden with an awning sat above the front door.

#### THE GRAND TOUR

Once inside, a bright and neutral décor is the first place to greet you with a neat and welcoming finish presented throughout the home. Hard wearing wood effect flooring adorns the floors with access provided to all of the ground floor accommodation. Immediately to your left, the kitchen presents itself offered with a multitude of wall and base mounted storage units leaving more than enough room for free standing white goods and appliances. Sat just behind this is a handy ground floor two piece WC fully redecorated with the same wood effect flooring featuring a low level radiator. At the very rear of the property the sitting room opens up to present a welcoming living space where a potential choice of layout for soft furnishings can be found with the added addition of a tall modern radiator together with double glazed windows and doors backing into the conservatory. Stepping through the French doors, a further living space sits at the very rear of the property laid with the same updated wood effect flooring. This versatile conservatory space presents a wealth of potential uses with the second set of French doors opening onto the rear garden.

The first floor landing gives access into each of the two double bedrooms as well as a three piece family bathroom suite complete with a partly tiled surround, shower head mounted over the bath and low level radiator. Each of the bedrooms are more than capable of hosting a double bed with additional soft furnishings and storage solutions with the larger bedroom coming towards the very front of the home, benefiting from an over the stair built in storage cupboard and a dual front facing aspect.

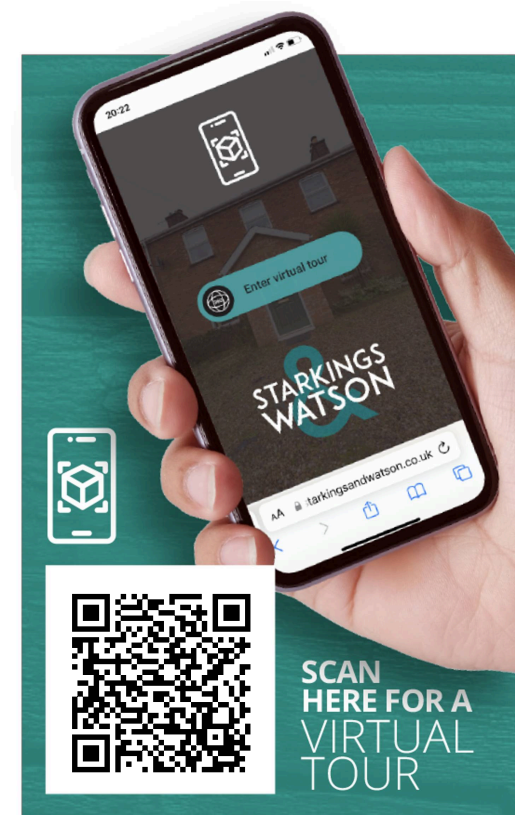
#### FIND US

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What3Words : ///gather.formed.liked

#### VIRTUAL TOUR

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





## THE GREAT OUTDOORS

The rear garden has been lovingly landscaped by the current owners to present an attractive yet low maintenance living space. A newly laid patio provides the perfect opportunity for garden furniture, to sit and enjoy the warmer months with artificial lawn. Fully enclosed with timber panel fencing and a large storage shed to the top of the garden.





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

771 ft<sup>2</sup>

71.6 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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