



Norwich Road, Norwich - NR5 0EG

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Norwich Road

Norwich

Presented in IMMACULATE CONDITION, this MID-TERRACE HOME has been UPDATED and IMPROVED by the current vendors offering TURNKEY living accommodation throughout. Step inside to the HALL ENTRANCE with stairs rising to the first floor, opening to the heart of the home, the 20' open plan SITTING/ DINING ROOM featuring a BAY-WINDOW FRONT and generous INTEGRATED STORAGE under the stairs. To the rear of the home, the refitted KITCHEN includes INTEGRATED APPLIANCES and a PANTRY CUPBOARD with access out to the garden. Heading upstairs, doors open to TWO BEDROOMS including the MAIN BEDROOM benefitting from INTEGRAL WARDROBES and a further BAY WINDOW. Both rooms are serviced by a modern three piece FAMILY BATHROOM including a shower over the bath. Stepping outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED leading to OFF-ROAD PARKING behind for multiple vehicles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid-Terraced House
- Immaculately Presented In Turnkey Condition Throughout
- 20' Open Plan Sitting & Dining Room
- Refitted Kitchen With Integrated Appliances
- Two Bedrooms
- Modern Three Piece Family Bathroom
- Expansive Private & Enclosed Rear Garden
- Off-Road Parking To Rear

Being located centrally within Costessey, where within a short walk you will find various local amenities including shops, hardware store, post office etc. Local schooling is located close by up to secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

#### SETTING THE SCENE

Set back from the road, the property is accessed through a wrought iron gate leading to a lawned frontage. A shingle pathway leads to the main entrance, under an open porch.



## THE GRAND TOUR

Stepping inside, the entrance hall features stairs rising to the first floor, wood flooring runs underfoot and continues into the impressive 20' open plan sitting and dining room. Initially offering a bright bay window to the front. The space allows for a range of soft furnishing layouts centred around a fireplace with an inset for a television and soundbar, complemented by alcoves on either side for practical storage and shelving. To the far end of the room, there is ample space for formal dining alongside deceptively large under stairs storage. Stepping through, the refitted kitchen offers an array of wall and base units with ample worktop space for food preparation. Integrated appliances feature include an eye level oven and an inset electric hob with an extractor above, while under counter space is available for a dishwasher and washing machine. The space is finished with tiled splashbacks for ease of maintenance. Tiled flooring runs underfoot, featuring a handy pantry cupboard and a door leading out to the garden.

Ascending to the carpeted first floor landing, loft access can be found above, with newly fitted internal doors leading to two well proportioned bedrooms. The main bedroom is positioned to the front of the property, enjoying a further bay window with uPVC double glazing. This room offers integrated wardrobe space over the stairs, carpeted flooring, and ample room for a large double bed and additional furniture. The second bedroom enjoys a rear facing aspect with continued carpeted flooring, ideal as a single room or home office. Both bedrooms are serviced by the modern three piece family bathroom, featuring a shower over the bath with a glass screen, floor to ceiling tiled splashback, a wall mounted heated towel rail, and vanity storage below the sink.

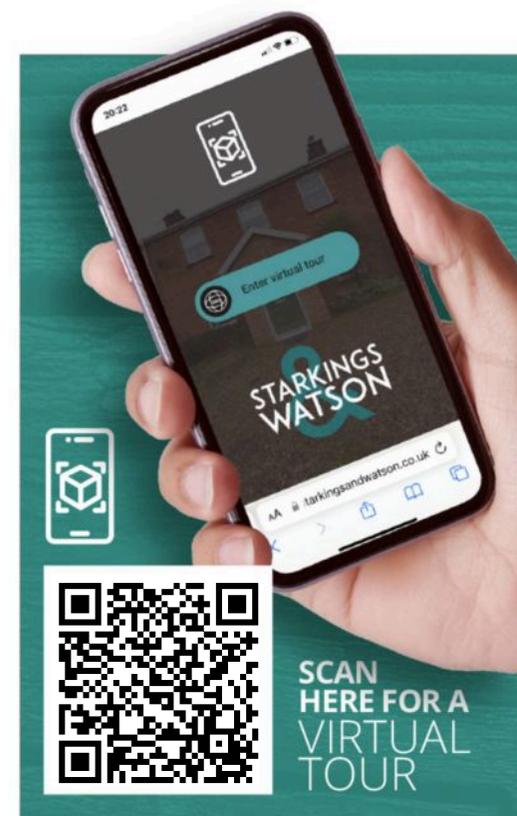
## FIND US

Postcode : NR5 0EG

What3Words : ///call.admit.candy

## VIRTUAL TOUR

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



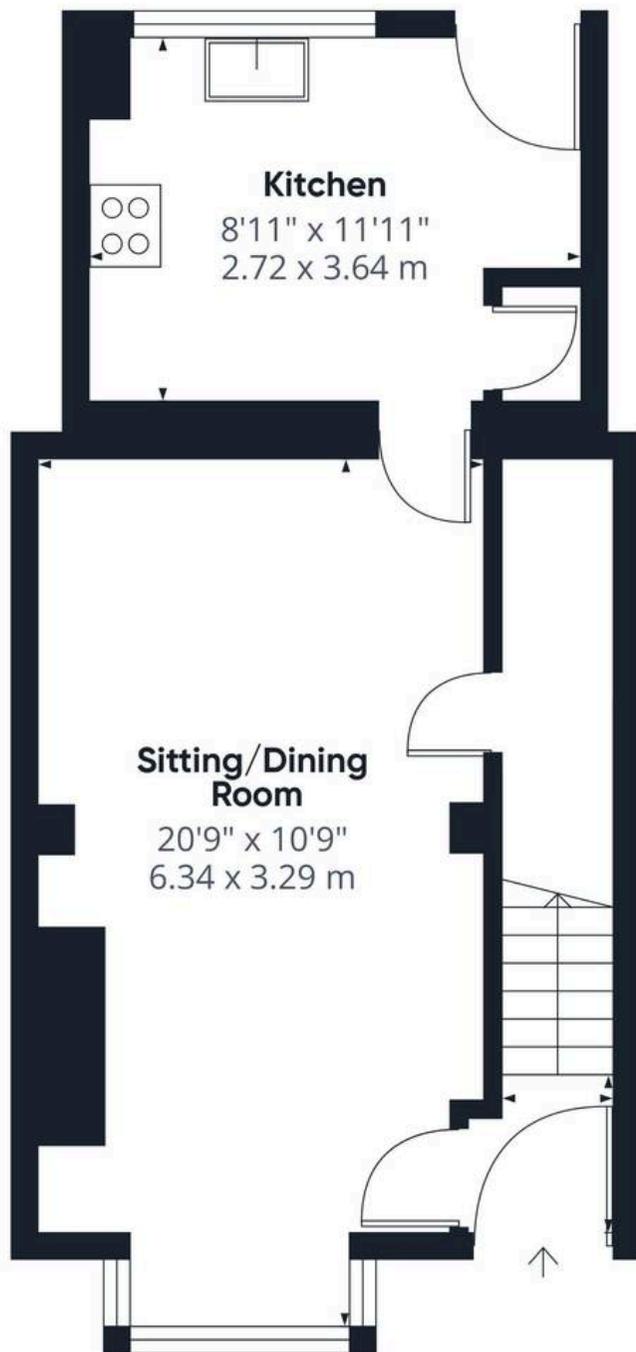




## THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing, initially offering a raised wooden decking, ideal for outdoor furniture to enjoy the summer months. Continuing, a substantial timber storage shed can be found, while the remainder of the garden is predominantly laid to a well maintained lawn. A further pathway runs along the right-hand boundary, leading to a wooden latch and brace gate. This provides convenient access to the rear, where off-road parking for multiple vehicles can be found.





Ground Floor



Floor 1

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

610 ft<sup>2</sup>  
56.6 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



## Starkings & Watson Hybrid Estate Agents

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