



Wakefield Road, Norwich - NR5 8JE

**STARKINGS
&
WATSON**

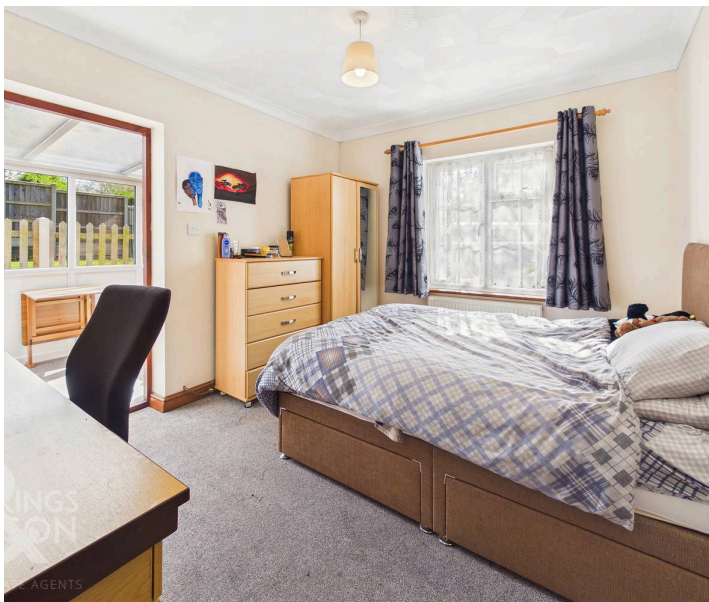
HYBRID ESTATE AGENTS



Wakefield Road

Norwich

NO CHAIN! This EXTENDED and VERSATILE SEMI-DETACHED HOUSE presents an exceptional opportunity for families, investors, or professionals seeking SPACIOUS and ADAPTABLE LIVING just moments from the UEA, HOSPITAL, LOCAL AMENITIES, and convenient TRANSPORT LINKS. Spanning over 1,300 sq. ft (stms), the accommodation unfolds from a welcoming HALLWAY ENTRANCE with stairs rising to the first floor, setting the tone for a home that blends comfort and flexibility. The versatile SITTING ROOM flows seamlessly into the first DOUBLE BEDROOMS, ideal for guests or multi generational living. At the heart of the home sits a generous 15' KITCHEN/ BREAKFAST ROOM, complemented by a separate UTILITY ROOM for added practicality. A REAR PORCH opens to the garden and INNER HALL, where you will find a conveniently positioned two piece W.C and a separate SHOWER ROOM with a useful AIRING CUPBOARD. Two further DOUBLE BEDROOMS complete the ground level, one benefitting from a modern three piece ENSUITE SHOWER and the other enjoying direct access to a bright uPVC double glazed CONSERVATORY, perfect for relaxing



and enjoying the panoramic garden views. Upstairs, three well proportioned DOUBLE BEDROOMS provide ample space for family or guests, with two of the larger rooms offering INTEGRATED WARDROBES for effortless storage. These rooms are serviced by a split family SHOWER ROOM opening from the landing ensures convenience and privacy for busy households. Stepping outside, the property resides on a LARGER THAN AVERAGE PLOT offering landscaped WRAPAROUND GARDENS including manicured laid lawns, raised patio space and further space that could be used for DRIVEWAY PARKING.
Council Tax band: B
Tenure: Freehold
EPC Energy Efficiency Rating: C

- No Chain!
- Extended & Versatile Semi-Detached House
- Over 1,300 Sq. Ft (stms) Of Living Accommodation
- Sitting Room & uPVC Double Glazed Conservatory
- 15' Kitchen/ Breakfast Room & Separate Utility Room
- Up To 6 Double Bedrooms
- Ground Floor & First Floor Shower Room's & Ensuite Shower Room
- Larger Than Average Plot With Wraparound Private Gardens



Situated within a popular residential area between West Earlham, Costessey and the UEA and on the outskirts of Norwich, this location is popular for families and students alike. The property is only a 10 minute walk to the UEA and in the other direction you find all the local amenities that Costessey offers such as shops, hardware store, post office, convenience store 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

The property is situated in an elevated corner plot position, set back from the road with a frontage enclosed by mature hedging. A few shallow steps and a central pathway bisect the garden, leading directly to the main entrance at the front of the home.

THE GRAND TOUR

Stepping inside, the welcoming hallway features carpeted flooring and ample space for coats and shoes, with stairs rising to the first floor and doors leading to all ground floor accommodation. To the left, the sitting room enjoys a front facing aspect through uPVC double glazed windows, offering a versatile layout for soft furnishings. An internal door from here leads to a sizeable double bedroom with space for a large bed and desk, complete with an inset area for a wardrobe. Back in the hallway to the right, you enter the heart of the home: The spacious open kitchen and breakfast room, with tiled flooring running underfoot for ease of maintenance. The kitchen itself provides extensive storage with a range of wall and base units, a convenient breakfast bar, and integrated appliances with a fitted extractor. Twin stainless steel sinks and mixer taps are positioned below the window. A separate utility space leads off the kitchen, offering an under-stairs cupboard, plumbing for a washing machine, and space for an 'American style' fridge/ freezer. This area opens to a rear porch with floor to ceiling uPVC windows, an ideal boot room which provides direct access to the garden patio and leads to an inner hallway.

The inner hallway serves a conveniently positioned two piece W.C and a separate spacious shower room featuring a glass enclosed cubicle, vanity storage below the sink, and an integrated airing cupboard. Two further double bedrooms are located from the inner hall, one offers direct access into a uPVC conservatory with panoramic garden views, while the other benefits from a private three piece en-suite shower room with a double opening cubicle and vanity storage.

Ascending to the carpeted first floor landing, loft access is available overhead. Doors lead to three additional double bedrooms, two of which face the front and feature integrated wardrobes/ storage, while the third overlooks the rear garden. Completing the upper floor is a practical split washroom, consisting of a two piece W.C and a separate two piece shower room with wood effect flooring and tiled splashbacks.

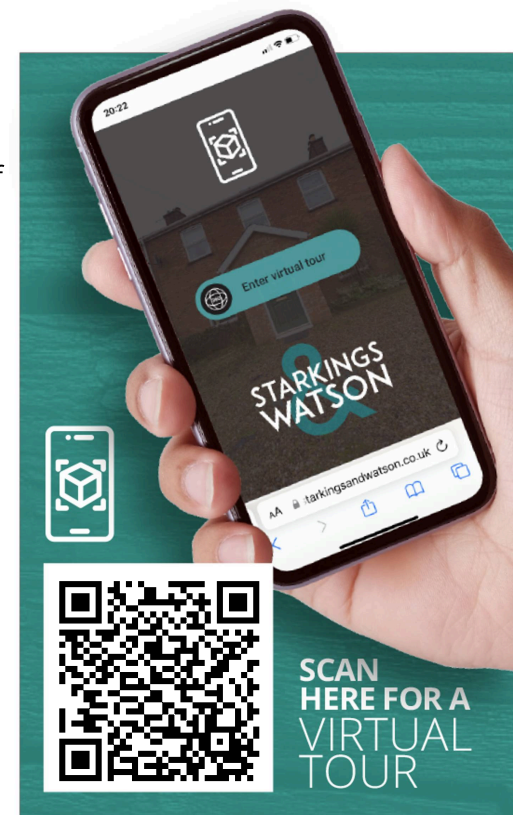
FIND US

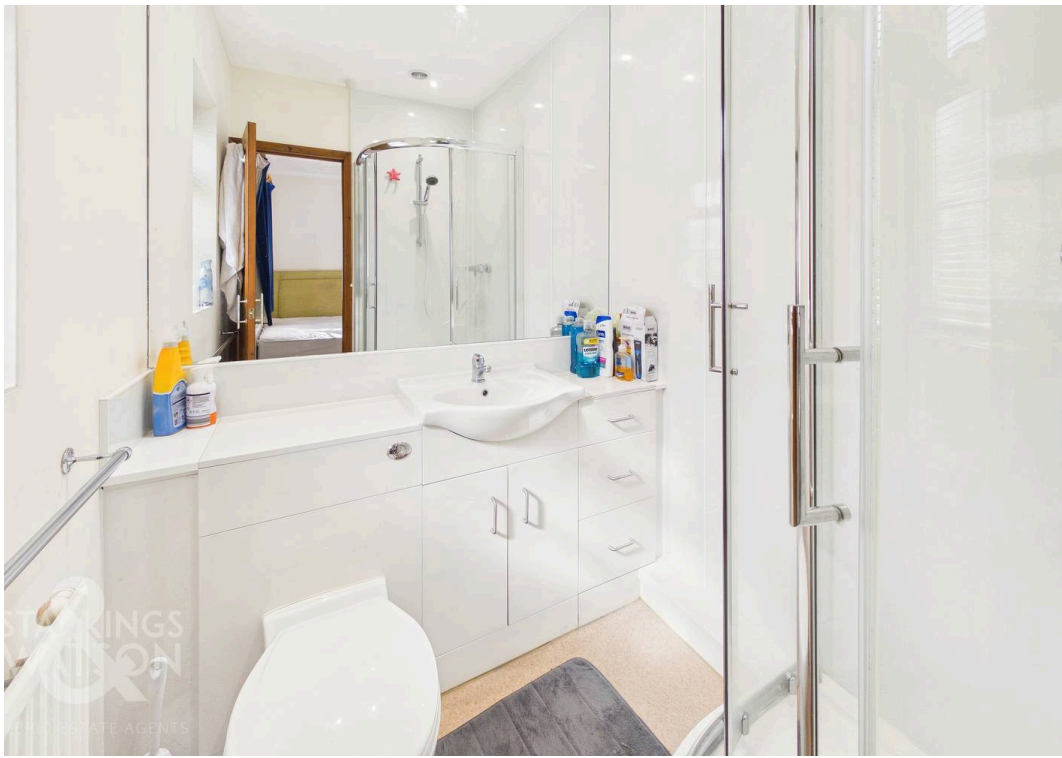
Postcode : NR5 8JE

What3Words : ///total.hotel.fields

VIRTUAL TOUR

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



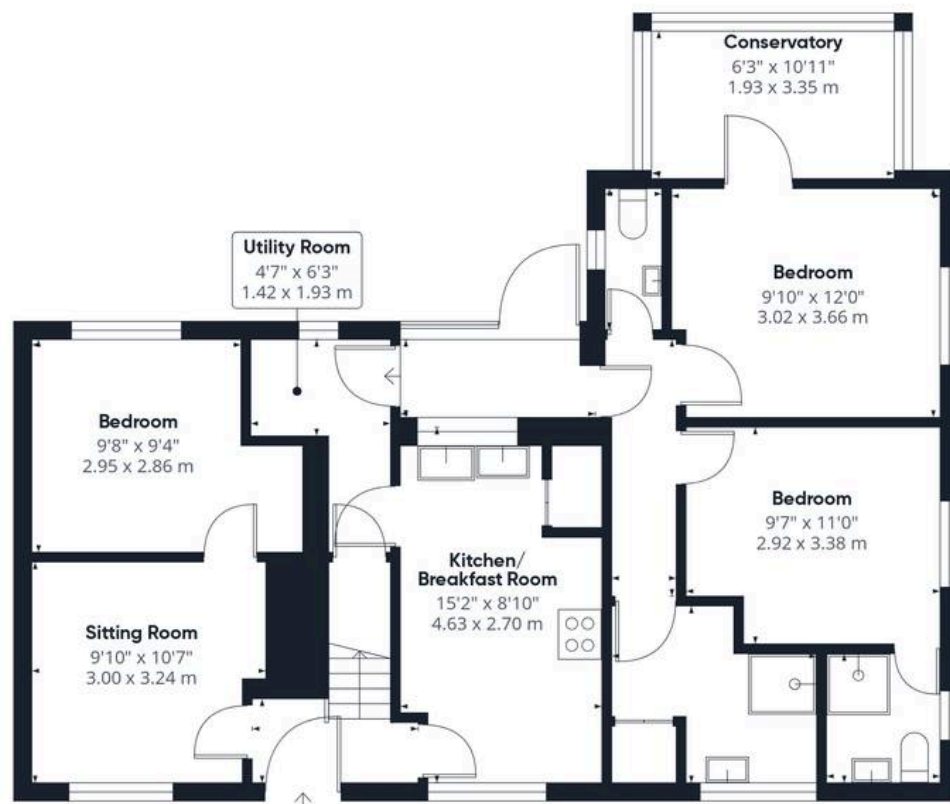




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed by timber panel fencing and mature hedging. It initially offers a substantial flagstone area, with shallow steps leading up to a raised flagstone patio, a space perfectly positioned for outdoor furniture and enjoying the summer months. Adjacent to this, a well maintained raised lawn is neatly separated by half height wooden picket fencing, leading through to a further flagstone patio area. To the side of the garden, a hard-standing area provides a versatile space that could easily be utilised for driveway parking, while a timber storage shed provides practical garden storage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1310 ft²
121.7 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





Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.