



St. Leonards Road, Norwich - NR1 4JG





## St. Leonards Road

Norwich

**VENDOR FOUND!** Being within easy walking distance of the bustling heart of Norwich this **GROUND FLOOR FLAT** is incredibly well connected to all amenities with the rare addition of a **PRIVATE GARDEN** to the rear of the home. Internally, the home boasts generous living spaces all presented in fantastic condition with the feature living space being a 18' **SITTING ROOM** overlooking the gardens through uPVC double glazed windows with French doors onto a rear patio. A second lobby takes you towards each of the **TWO DOUBLE BEDROOMS** and a modern **THREE PIECE BATHROOM**. The garden is **FULLY ENCLOSED** with an external brick storage space, patio seating area and lawn measuring an impressive 50ft in length (stms).

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





- Vendor Found!
- Ground Floor Flat
- Private 50ft Rear Garden
- 18' Sitting Room Backing Onto Rear Garden
- Updated Kitchen With Ample Storage
- Modern Bathroom Suite
- Two Double Bedrooms
- Short Walk To All Local Amenities & City Centre

Located just outside the Norwich City Centre this property offers 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 can be found set back from the street down this tree lined street where a large lawn frontage takes you towards the front door to the building with lobby entrance and front door for the home being on the left hand side.



## THE GRAND TOUR

Once inside a central hallway, a central lobby is the first space to greet you creating the ideal space to slip off coats and shoes whilst there is also internal access to the external utilities and storage cupboards. Directly ahead is a modernised kitchen featuring a mixture of wall and base mounted storage units complemented by wooden work surfaces which give way to a range oven and hob featuring extraction fan above whilst leaving room for an American style fridge, freezer and further storage cupboard towards the very end where the gas central heating boiler is currently housed.

The main living space comes just through from the entrance lobby as well in the form of a 18' open plan sitting room laid with all attractive wooden effect flooring. The space overlooks the rear garden through uPVC double glazed windows with French doors opening onto the rear patio. Due to its conventional size and setup this room is conducive to a potential choice of layouts to suit any owner.

A second lobby sits towards the rear of the sitting room where each of the double bedrooms can be accessed with the slightly smaller being found directly ahead still being capable of hosting a double bed with built in storage whilst the larger of the bedroom sits towards the rear of the home overlooking the private rear gardens with all carpeted flooring leaving more than enough room for a double bed with further soft furnishings and storage solutions. The family bathroom also enjoys a recent modernisation with a predominantly tile surround plus vanity storage, slender heater towel rail and shower head with glass screen mounted over the bath.

## FIND US

Postcode : NR1 4JG

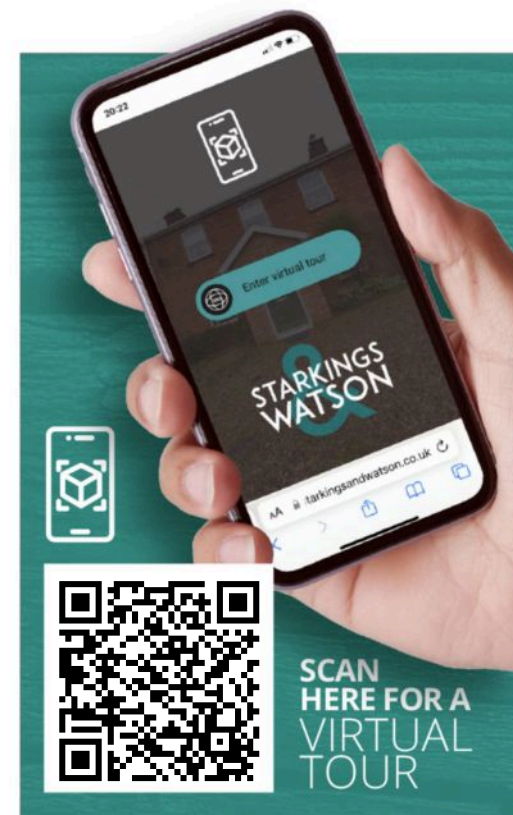
What3Words : ///spike.firm.chops

## VIRTUAL TOUR

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

## AGENTS NOTES

The property is offered on a leasehold basis with a remaining term of 88 years. The service charge amounts to £340 per year and Ground Rent £10. Permit parking is available for the area amounting to £60 per year also.







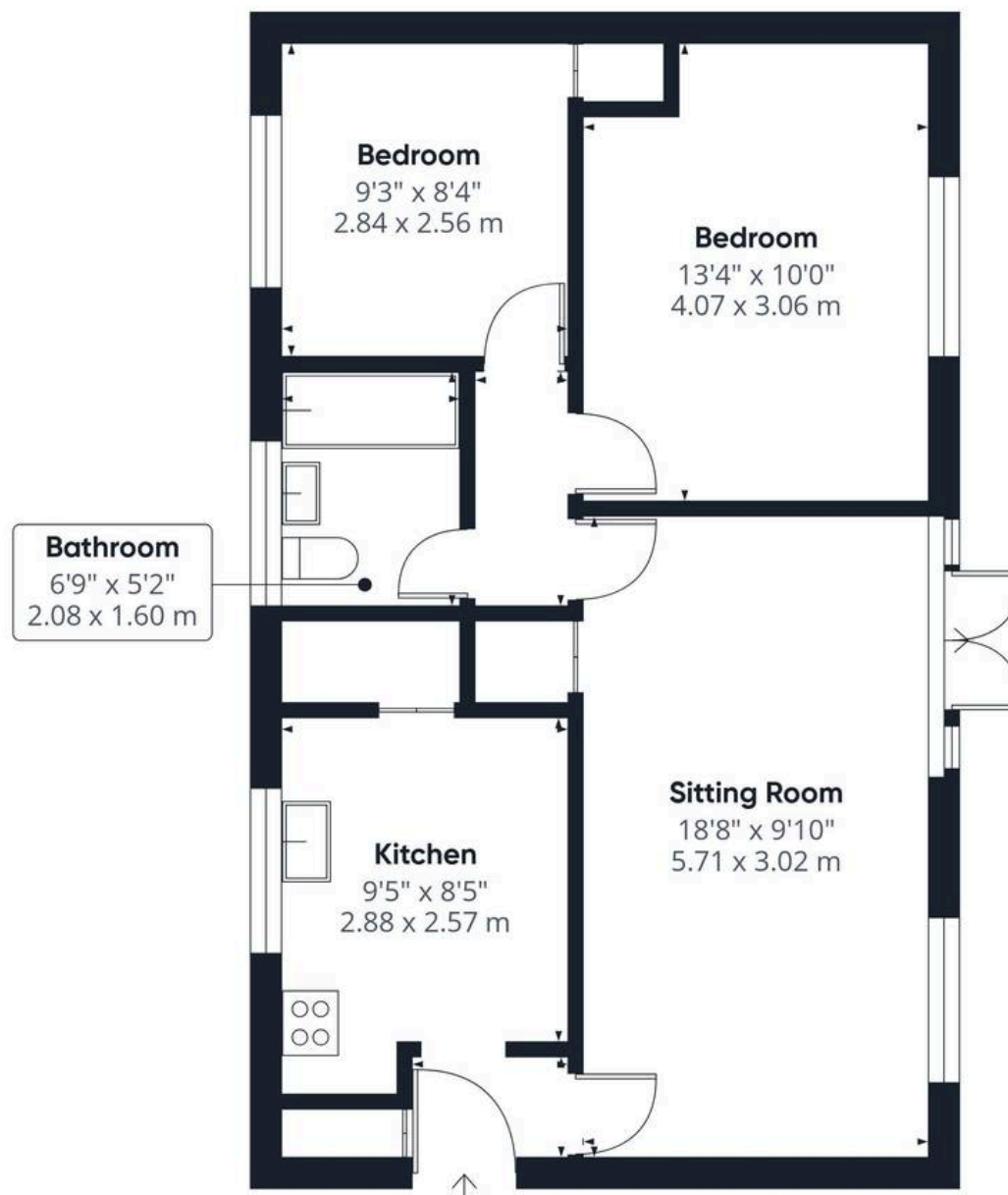




## THE GREAT OUTDOORS

The rear garden is fully enclosed both sides and the rear with a mixture of timber panel fencing and tall brick wall where initially a flagstone patio seating area extends out from the rear of the home with a multitude of raised and colourful planting beds leading you through towards the rear of the garden across the lawn space where a wood chip and bark space currently creates the ideal children's play area. At the very top of the garden a watertight brick storage space can also be utilised.





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

591 ft<sup>2</sup>

54.9 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

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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