



Kerville Street, Norwich - NR5 9BG

**STARKINGS
&
WATSON**

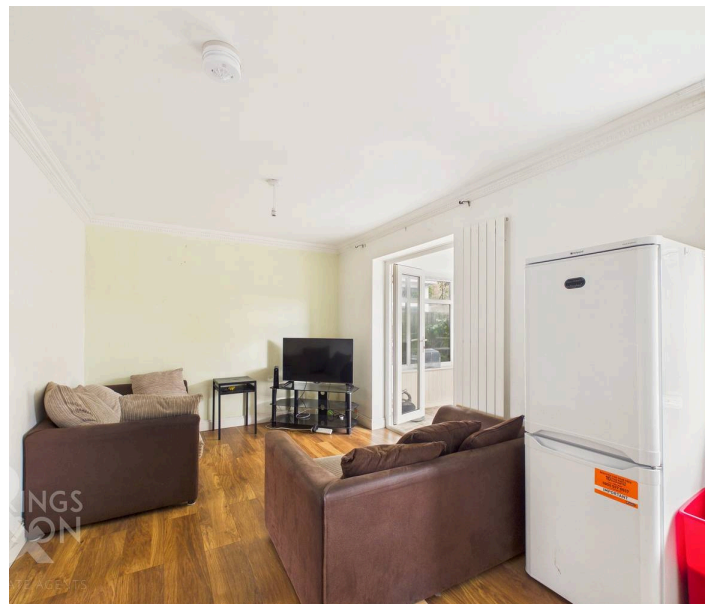
HYBRID ESTATE AGENTS



Kerville Street

Norwich

NO CHAIN! Set within a quiet CUL-DE-SAC, this EXTENDED and VERSATILE SEMI-DETACHED FAMILY HOME presents an exceptional opportunity for those seeking a space and versatility, additionally benefitting from a NEW BOILER fitted in April 2025 including a 10 YEAR WARRANTY from new for your PEACE OF MIND. The property welcomes you through a HALLWAY ENTRANCE, featuring INTEGRATED STORAGE and stairs rising to the first floor. At the heart of the home, the 17' open plan KITCHEN/SITTING ROOM seamlessly connects to the GARDEN ROOM, offering a superb space for entertaining and every day family life. The kitchen is thoughtfully designed with INTEGRATED APPLIANCES and EXTENSIVE STORAGE. The ground floor also boasts a DOUBLE BEDROOM and SHOWER ROOM, ideal for MULTI-GENERATIONAL LIVING or accommodating guests with ease. Upstairs, the reconfigured first floor reveals three DOUBLE BEDROOMS, all accessed from a spacious landing, serviced by a well appointed FAMILY BATHROOM including a shower over the bath.



Heading outside, there is DRIVEWAY PARKING and a LEAN-TO WORKSHOP/STORAGE ROOM tucked away to the side, offering plentiful storage and workspace for hobbies or projects. To the rear, the PRIVATE GARDEN is FULLY ENCLOSED and offers a desirable SOUTH FACING REAR ASPECT.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Extended & Versatile Semi-Detached Family Home
- Quiet Cul-De-Sac Setting
- 17' Open Plan Kitchen/ Sitting Room Opening To The Garden Room
- Reconfigured Layout Offering Four Double Bedrooms
- Versatile Ground Floor Bedroom & Shower Room Ideal For Multi-Generational Living
- Driveway Parking & Lean-To Workshop/ Storage Room
- Private & Enclosed South Facing Garden With A Range Of Flowering Plants



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. The local shop is just a 3 minute walk away accessed via the park. Plentiful woodlands/ green space in the vicinity is perfect for dog walking. You will also find the UEA, Norfolk and Norwich Hospital and Research Park within only a few minutes drive as well as the Longwater Retail park just a 10 minute 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

Tucked away in a quiet cul-de-sac and set back from the road, the property offers driveway parking and a raised brick enclosed garden. The main entrance is conveniently located at the front of the home.

THE GRAND TOUR

Stepping inside, the spacious hall entrance provides an ideal meet-and-greet space, featuring hard flooring and useful under stairs storage tucked away for coats and shoes. To the right is a versatile ground floor double bedroom, offering ample room for a bed, storage and a desk, along with an integrated wardrobe; this flexible space is perfectly suited to serve as a home office, study, or additional reception room if required. Directly across the hall, the ground floor shower room is fitted with a three piece suite, including a glass enclosed shower cubicle and tiled flooring. At the end of the hallway, you enter the heart of the home, the 17' open plan kitchen and sitting room with continued wood flooring. The kitchen area features extensive storage, an integrated oven/ electric hob and undercounter plumbing for a washing machine. The sitting area offers a flexible layout for soft furnishings, with French doors leading into a uPVC double-glazed garden room. Benefiting from a warm roof for year round comfort, the garden room currently serves as a spacious dining area and offers panoramic views of the garden.

Ascending to the first floor, the landing gives way to three further well proportioned double bedrooms, all finished with hard flooring and offering ample space for both furniture and study desks. These rooms are served by a spacious three piece family bathroom, which includes a shower over the bath and practical vanity storage below the sink.

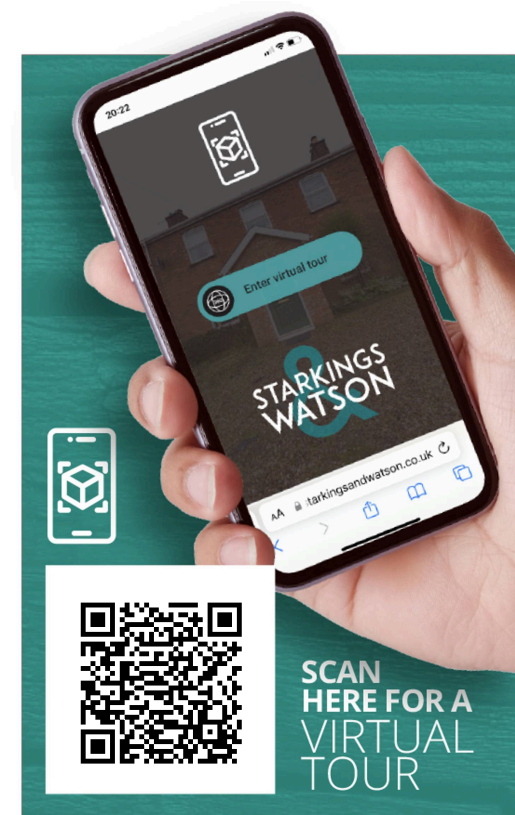
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VIRTUAL TOUR

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



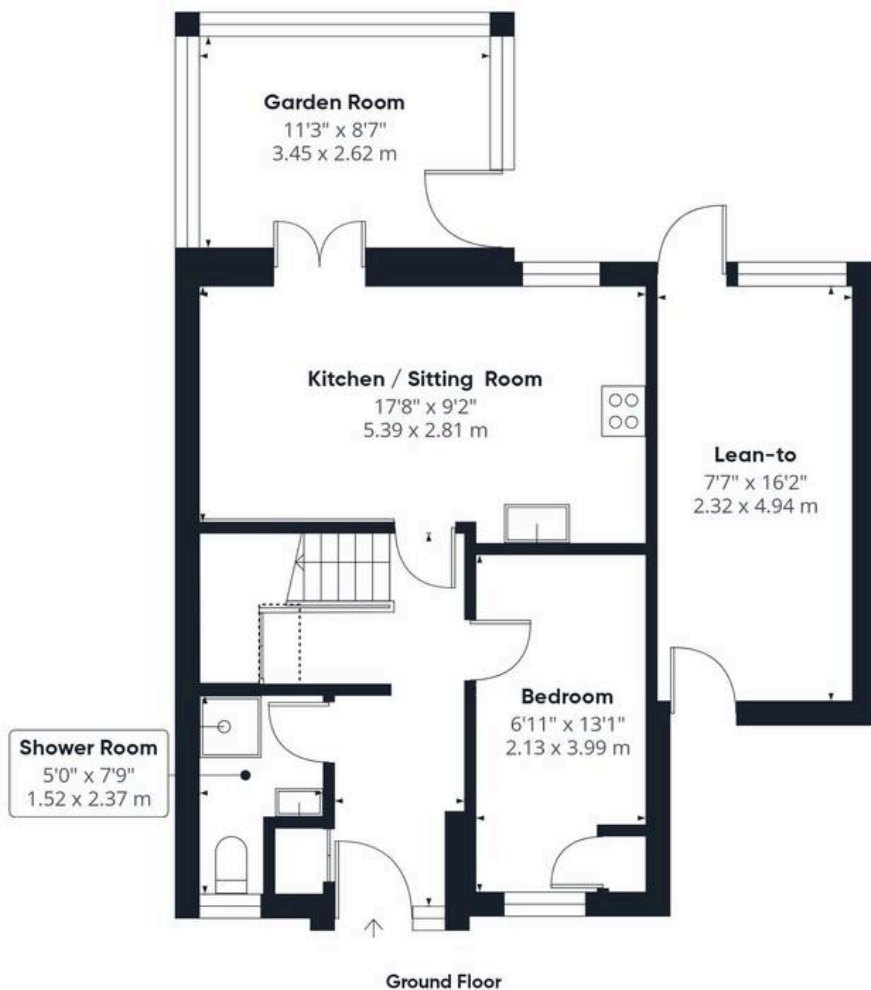




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and begins with a flagstone patio, offering an ideal space for outdoor furniture. From here, a door provides convenient access to a practical lean-to workshop and storage room. The remainder of the garden is predominantly laid to lawn offering a variety of established plantings, including a lilac tree, flowering currant, flowering cherry and fragrant honeysuckle. Benefiting from a desirable south facing aspect, the entire outdoor space enjoys plenty of natural sunlight, making it the perfect retreat for relaxing during the warmer months.





Approximate total area⁽¹⁾

990 ft²
92 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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