



Yaxley Way, Norwich - NR5 9EW

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Yaxley Way

Norwich

NO CHAIN! Positioned at the end of a quiet CUL-DE-SAC, this SEMI-DETACHED HOUSE is surrounded by bungalows in a private and peaceful setting, offering potential to EXTEND/ UPDATE, or move straight in. Heading inside you are welcomed to the HALLWAY ENTRANCE, with stairs rising to the first floor opening to the SITTING ROOM. Enjoying generous DUAL ASPECT windows to the front and side ensuring the space is flooded with natural light. Beyond, you are welcomed to the open plan KITCHEN and DINING ROOM. The fully fitted kitchen includes an INTEGRATED OVEN, with further space for formal dining and FRENCH DOORS opening directly on to the garden. Heading upstairs, doors open to THREE BEDROOMS, with the MAIN BEDROOM boasting INTEGRAL WARDROBES. All rooms are served by a three piece FAMILY BATHROOM including a shower over the bath. Outside, TANDEM DRIVEWAY PARKING to the side of the home leads to the GARAGE. To the rear, the PRIVATE GARDEN is fully enclosed, having been LANDSCAPED by the current vendors to offer usable outdoor space designed with a LOW MAINTENANCE in mind.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Semi-Detached House
- Quiet Cul-De-Sac Setting
- Three Bedrooms
- Dual Aspect Sitting Room
- Open Plan Kitchen/ Dining Room
- Tandem Driveway Parking & Garage
- Private & Enclosed Rear Garden

The Norwich City suburb of Clover Hill and Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools. This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich Hospital and the University of East Anglia.



## SETTING THE SCENE

Approached at the end of this quiet cul-de-sac, the property features a low maintenance shingle frontage that wraps around to the tandem driveway parking and garage beyond. The main entrance is positioned to the front beneath a sheltered open porch.

## THE GRAND TOUR

Stepping inside, the hallway entrance features stairs rising to the first floor and a useful alcove perfect for storing coats and shoes. Tiled flooring runs underfoot for ease of maintenance and continues into the spacious sitting room, allowing for a range of soft furnishing layouts, whilst the space beneath the stairs is currently utilised as a desk and home office setup, while dual aspect uPVC double glazed windows ensure the room is bathed in natural light. A door at the end of the room opens to the kitchen and dining room. The kitchen itself offers a range of wall and base units with worktops wrapping around to provide ample food preparation space, finished fully tiled surrounds. There is an integrated oven with a four burner gas hob with a fitted extractor overhead, while under counter space and plumbing are available for both a washing machine and tumble dryer. There is plenty of room for a formal dining table, with French doors opening directly onto the garden to provide a seamless transition between inside and out.

Ascending to the carpeted first floor landing, you will find loft access above and a generously sized airing cupboard. The main bedroom enjoys a bright aspect and provides ample space for a large double bed and desk, further benefiting from spacious integrated wardrobes and wood effect flooring. The second double bedroom overlooks the garden and features carpeted flooring, while the final bedroom offers plenty of room for a single bed with further integrated storage above the stairway bulkhead, and would also make an ideal nursery or home office.

Completing the accommodation is the three piece family bathroom, which includes a shower over the bath with floor to ceiling splashbacks and tiled flooring underfoot.

## FIND US

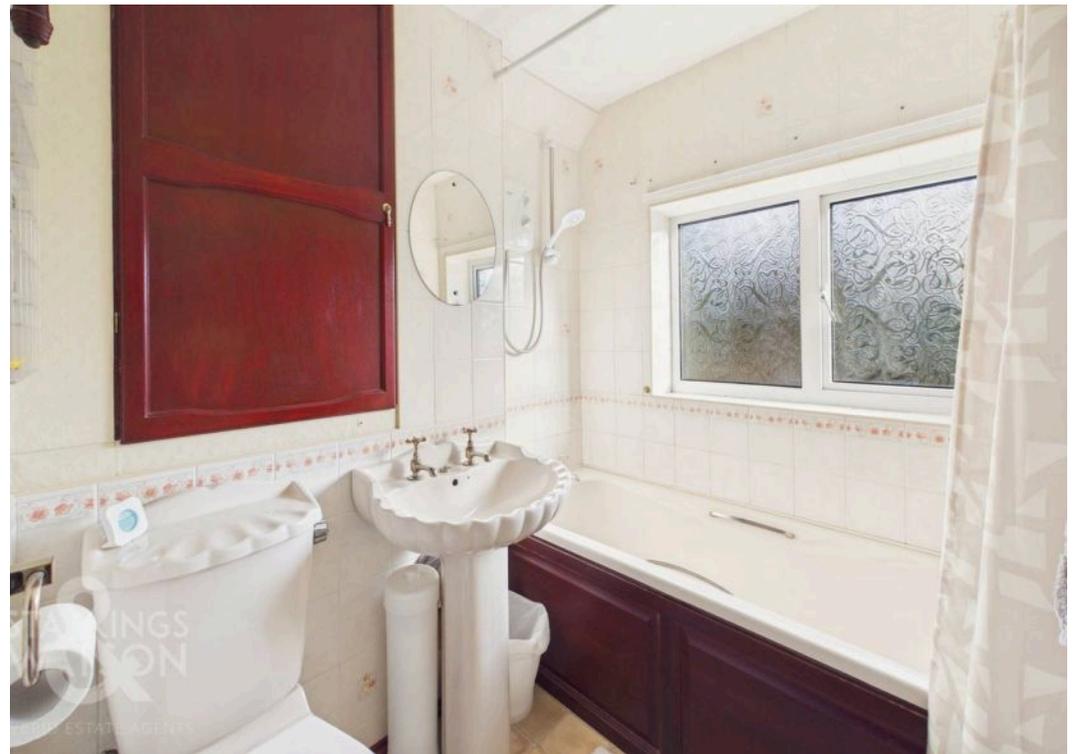
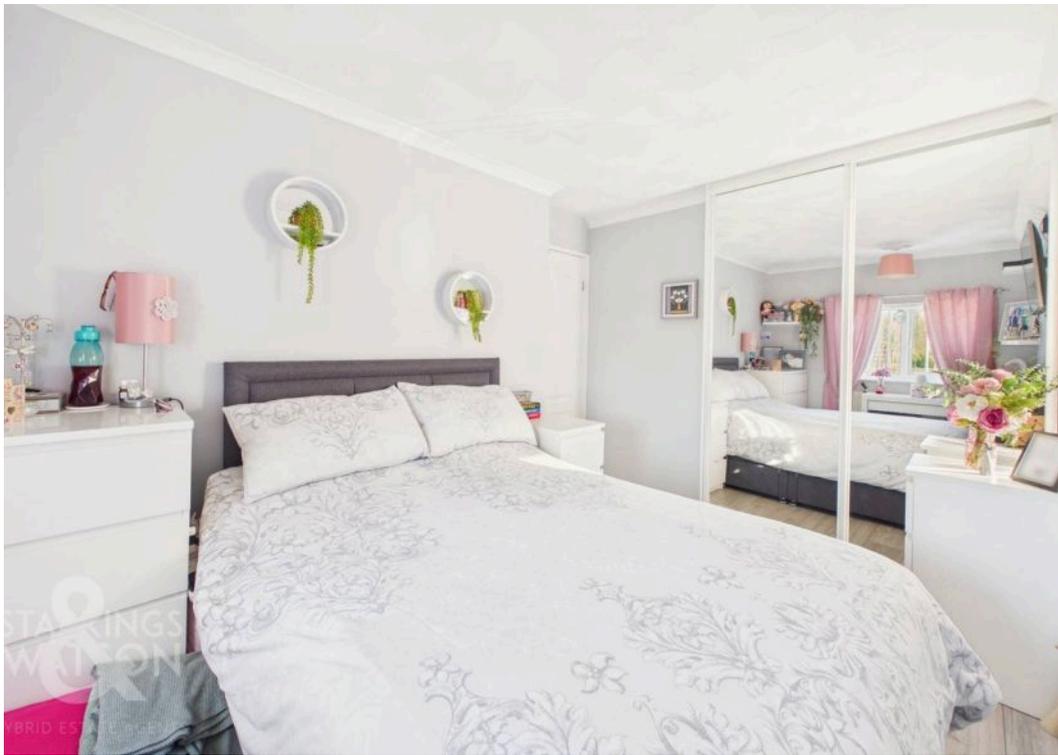
Postcode : NR5 9EW

What3Words : ///[major.mime.tunes](https://www.what3words.com/major.mime.tunes)

## VIRTUAL TOUR

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

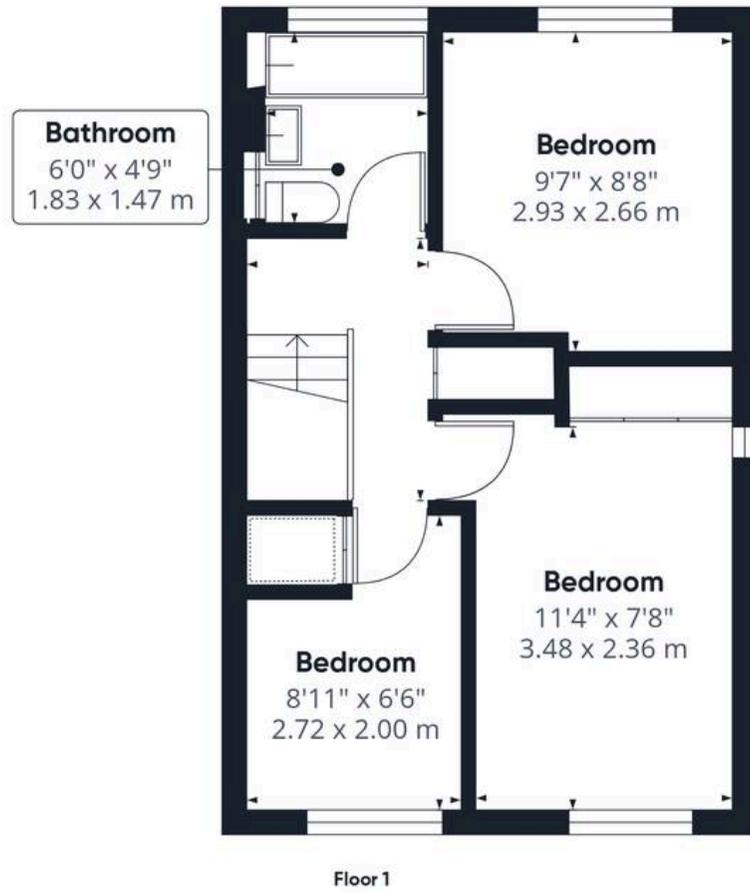




## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing enjoying a tree lined rear aspect. Initially opening to a flagstone patio with a raised brick flower bed. A few shallow steps lead up to the main body of the garden which is laid to lawn and slate shingle. To the right a wooden latch and brace gate opens to the driveway whilst a pedestrian door can also be found to the garage. Arriving at the end of the garden a further raised flagstone patio can be found ideal for outside furniture to enjoy the summer months with space to the rear of the garage for a substantial timber built shed for storage.





**Approximate total area<sup>(1)</sup>**  
616 ft<sup>2</sup>  
57.2 m<sup>2</sup>

**Reduced headroom**  
10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(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.





## Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • [costessey@starkingsandwatson.co.uk](mailto:costessey@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://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 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.