



Peverell Road, Norwich - NR5 9AT

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HYBRID ESTATE AGENTS



Peverell Road

Norwich

Tucked away in a quiet CUL-DE-SAC setting, this DETACHED FAMILY HOME has been extensively REMODELLED and EXTENDED now offering over 1,640 Sq. Ft (stms) of living accommodation, perfect for a growing family. The ground floor accommodation opens to a HALLWAY with a convenient two piece W.C. The heart of the home is the 22' SITTING ROOM, enjoying DUAL ASPECT windows leading to the uPVC double glazed GARDEN ROOM including FRENCH DOORS opening to the garden. The fully fitted KITCHEN boasts INTEGRATED APPLIANCES with further access out. Heading upstairs, THREE BEDROOMS open from the landing with the MAIN BEDROOM offering an ENSUITE SHOWER ROOM, the remaining rooms are serviced by a four piece FAMILY BATHROOM including a freestanding rolled top bath. The second floor boasts PART-VAULTED CEILINGS and a VELUX WINDOW, this versatile space is split into two rooms, offering potential for multiple uses. Stepping outside, DRIVEWAY PARKING can be found to the front, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED, designed with a LOW MAINTENANCE in mind.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached Family Home
- Extended & Improved Layout
- In Excess Of 1,610 Sq. Ft (stms) Of Living Accommodation
- 22' Dual Aspect Sitting Room & Garden/ Dining Room
- Three/Four Bedrooms
- Second Floor Loft Room Potential Bedroom/ Hobby Room
- Driveway Parking To Front
- Landscaped Private & Enclosed 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

Set back from the road, the property features a private, brick wall enclosed frontage. A decorative iron gate opens onto a neat brick weave pathway that leads to the main entrance at the front, while convenient driveway parking is situated to one side.

THE GRAND TOUR

Stepping inside, the spacious hallway features tiled flooring for ease of maintenance and ample room for storing outdoor wear. A door leads to a conveniently located two piece W.C, while the main hallway provides stairs rising to the first floor and useful integrated storage tucked beneath. To the right, you are welcomed into an impressive 22' dual aspect room. Offering extended living space from the previously converted garage, = this expansive space features carpeted flooring and ceiling spotlights, offering space for a



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Ascending to the carpeted first floor landing, doors lead to three versatile bedrooms. The first is currently used for storage but would serve as an ideal single bedroom, dressing room, or home office. Adjacent to this is a comfortable double bedroom, with carpeted flooring and views over the rear garden. The main bedroom on this level features LED spotlights, ample room for wardrobes, and a private three piece ensuite shower room, complete with a glass enclosed walk in shower, a designer heated towel rail, and vanity storage below the sink. Serving the remaining bedrooms is an expansive four piece family bathroom, fully finished with floor to ceiling tiles. This luxury suite boasts a freestanding roll top bath, a double walk in shower, and "his and hers" twin sinks with vanity units.

A further set of stairs leads to the second floor landing, opening into a highly versatile living space. Characterised by skimmed and part vaulted ceilings with LED spotlights, this floor is currently separated into two distinct spaces, offering fantastic potential for a substantial home office, a dedicated hobby floor, or additional bedroom accommodation.

FIND US

Postcode : NR5 9AT

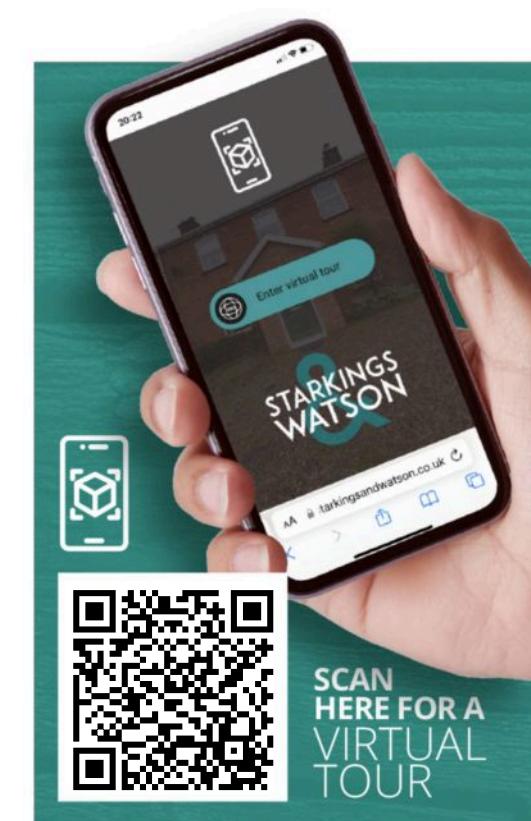
What3Words : //rapid.storms.assume

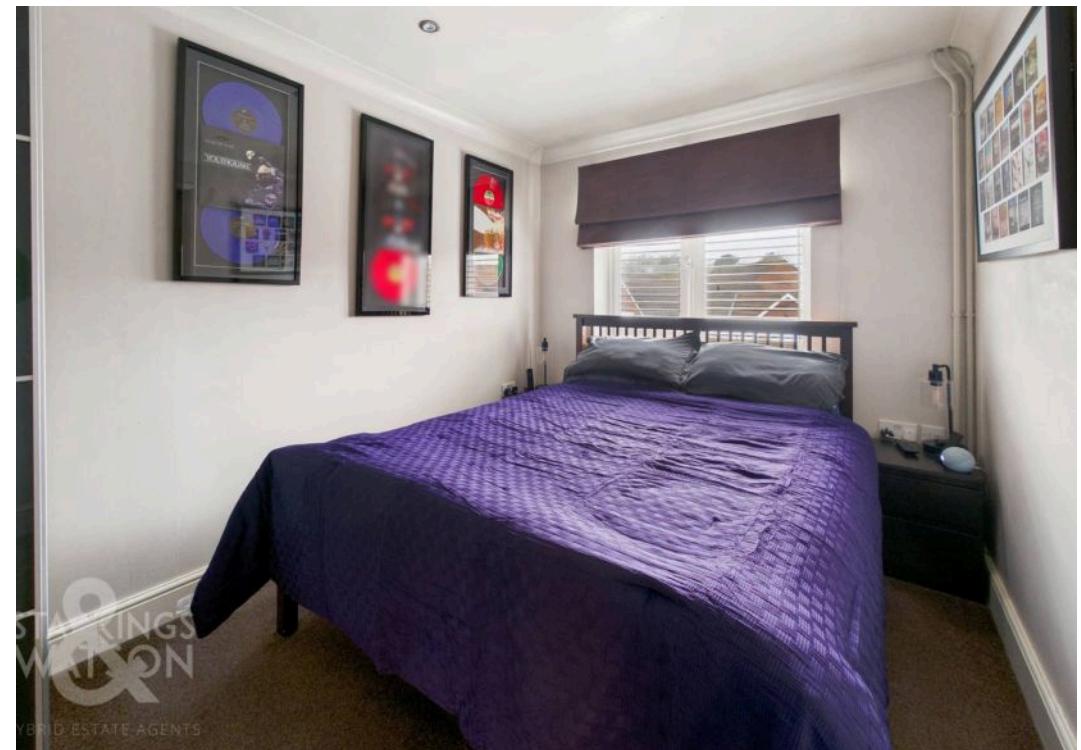
VIRTUAL TOUR

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

AGENTS NOTES

All white goods can be left with the property (subject to separate negotiation).

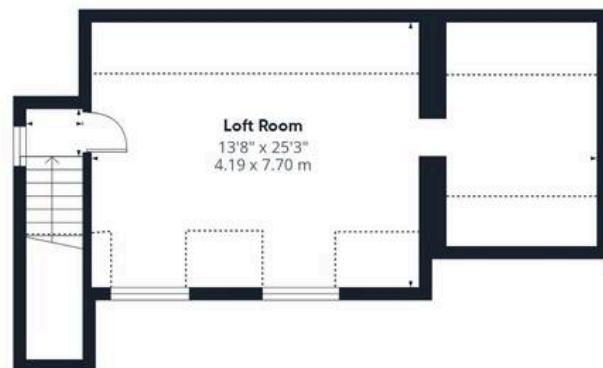
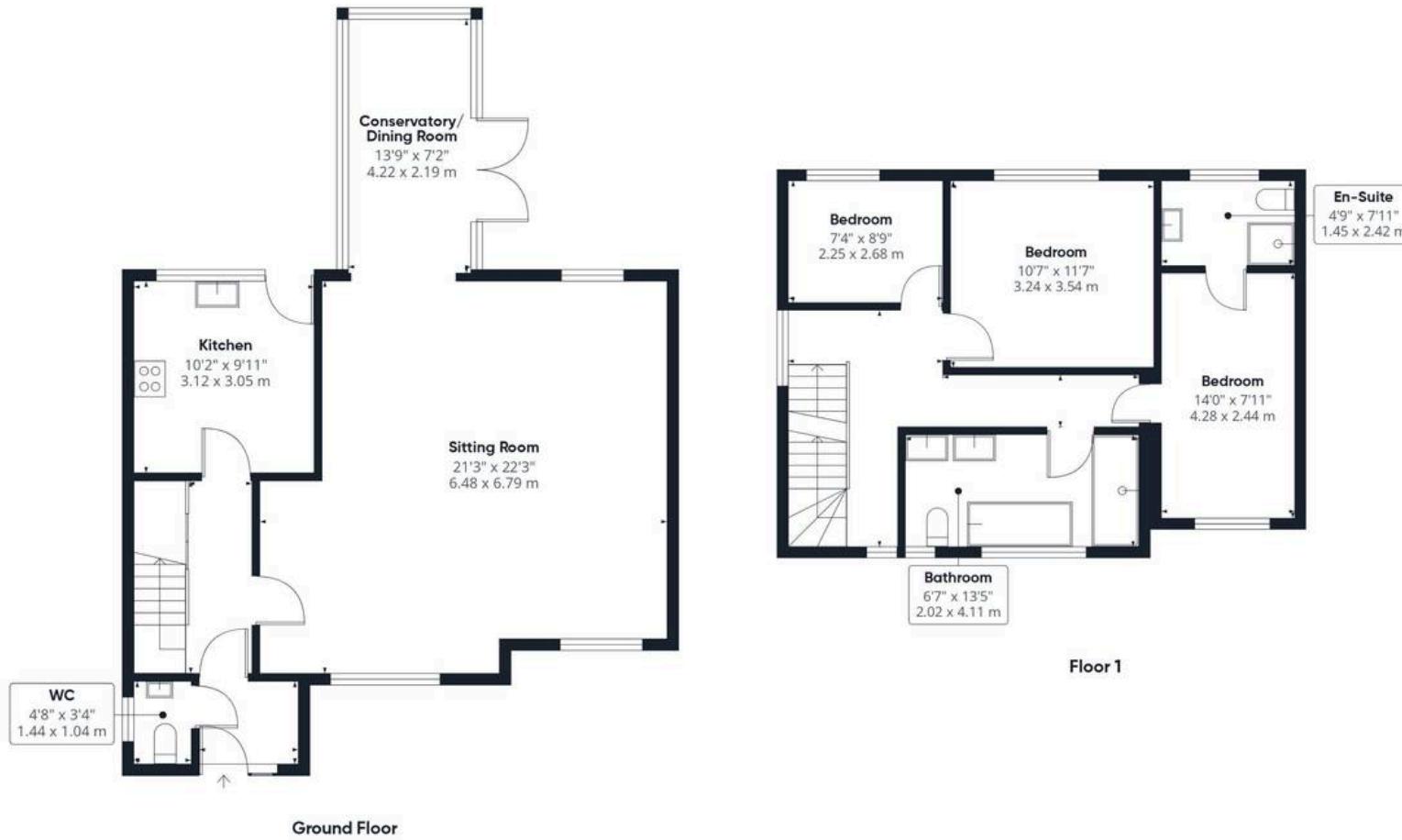






THE GREAT OUTDOORS

Stepping outside, the rear garden is a private and fully enclosed retreat, bordered by a combination of timber panel fencing and a traditional brick wall. Designed specifically for low maintenance, the space features an expansive brick weave patio to one side, ideal for outdoor furniture, while a shingle laid area wraps around the other side of the garden room. A side latch and brace iron gate provides convenient access to the front of the property. The garden currently hosts a variety of potted plants that create a bright and colourful atmosphere, complemented by wooden sleeper enclosed raised flower beds that run along the rear boundary. To the far end, a sturdy timber structure provides additional garden storage.



Approximate total area⁽¹⁾

1614 ft²
149.9 m²

Reduced headroom

105 ft²
9.8 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.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.