



Wilberforce Road, Norwich - NR5 8ND

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Wilberforce Road

Norwich

This semi-detached STUDENT LET property is ideally situated within WALKING DISTANCE of the University of East Anglia - UEA, making it a highly sought-after option for students. The spacious accommodation features a welcoming COMMUNAL SITTING ROOM and a FITTED KITCHEN, providing comfortable shared living spaces for all residents. With FOUR BEDROOMS in total, the property offers flexibility and privacy, including an EN SUITE to one of the bedrooms, a separate W.C, and a FAMILY BATHROOM to cater to the needs of multiple occupants. The layout is thoughtfully designed to maximise both communal and personal space, while neutral décor and ample natural light create a bright and inviting atmosphere throughout. Additional benefits include gas fired CENTRAL HEATING and double glazing for year-round comfort and efficiency. Occupying a private corner plot, the property boasts generous OUTSIDE SPACE that is both practical and easy to maintain, while a brick built STORAGE SHED offers valuable space for bicycles or outdoor equipment. The tandem driveway provides OFF-ROAD PARKING for two vehicles.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Student Let Property
- Walking Distance to the UEA
- Semi-Detached Home
- Communal Sitting Room & Kitchen
- Four Bedrooms
- En Suite, W.C & Family Bathroom
- Private Corner Plot with Brick Built Storage
- Tandem Driveway for Two Vehicles

Located on the fringe of Norwich City, this property provides a delightful retreat from the hustle and bustle, but within convenient distance to the main shopping district, University of East Anglia, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

#### SETTING THE SCENE

Occupying a corner plot with mature high level hedging ensuring a high degree of privacy, wrap around gardens can be found to the front and side, with parking located to the rear. Steps lead down to the main entrance.



## THE GRAND TOUR

Once inside, tiled flooring can be found underfoot for ease of maintenance, with stairs rising to the first floor landing and a built-in storage cupboard below. A door leads to the communal sitting room with fitted carpet and front facing window, with a door taking you to a ground floor bedroom - complete with wood effect flooring and rear facing window. A built-in storage cupboard sits to one side with a door concealing an ensuite shower room, with a white three piece suite with tiled splash-backs and heated towel rail. The kitchen/breakfast room offers a range of built-in storage with space for an electric cooker with extractor fan above, tiled splash-backs running around the work surface, space for general white goods including a fridge freezer and washing machine, with a built-in storage cupboard and door taking you to the rear garden.

Heading upstairs, the carpeted landing leads to the three first floor bedrooms - all finished with wood effect flooring and uPVC double glazing. The two larger bedrooms including built-in storage. A separate WC leads off the landing with a front facing window. The rear facing family bathroom includes an electric shower over the bath with tiled splash-backs and wood effect flooring.

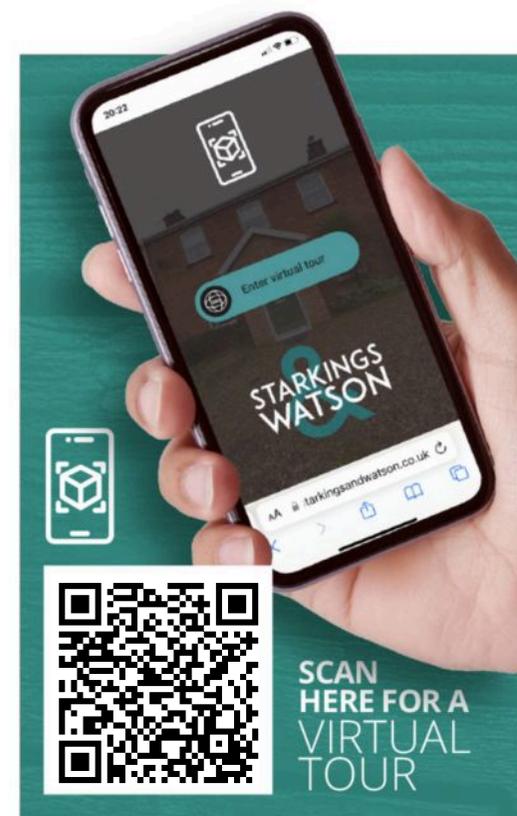
## FIND US

Postcode : NR5 8ND

What3Words : ///bake.bank.later

## VIRTUAL TOUR

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



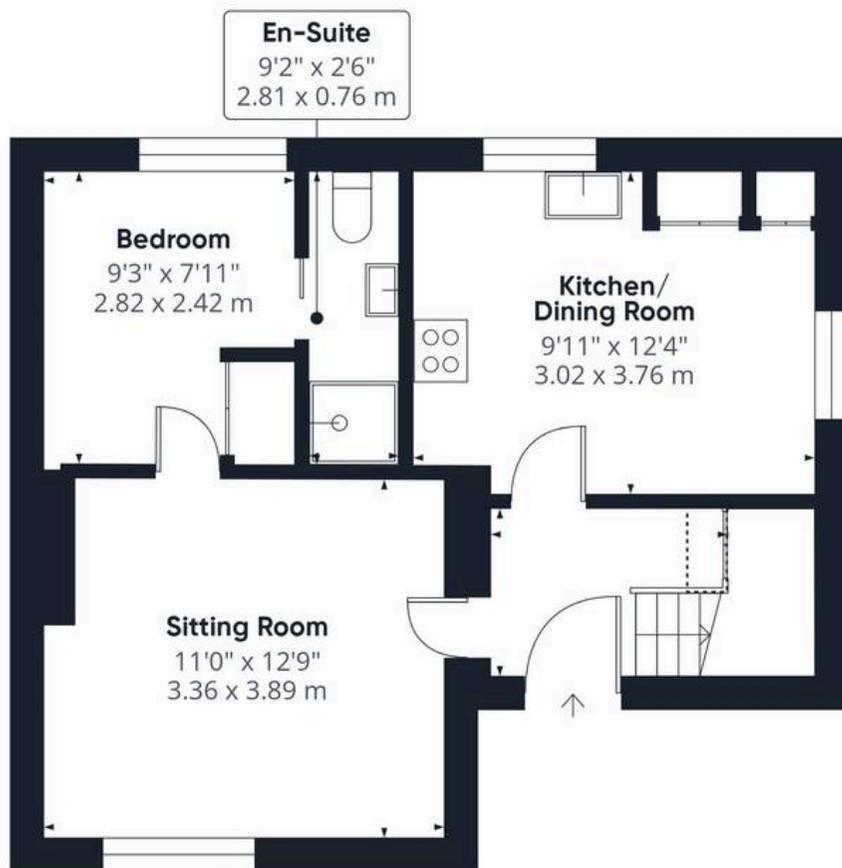




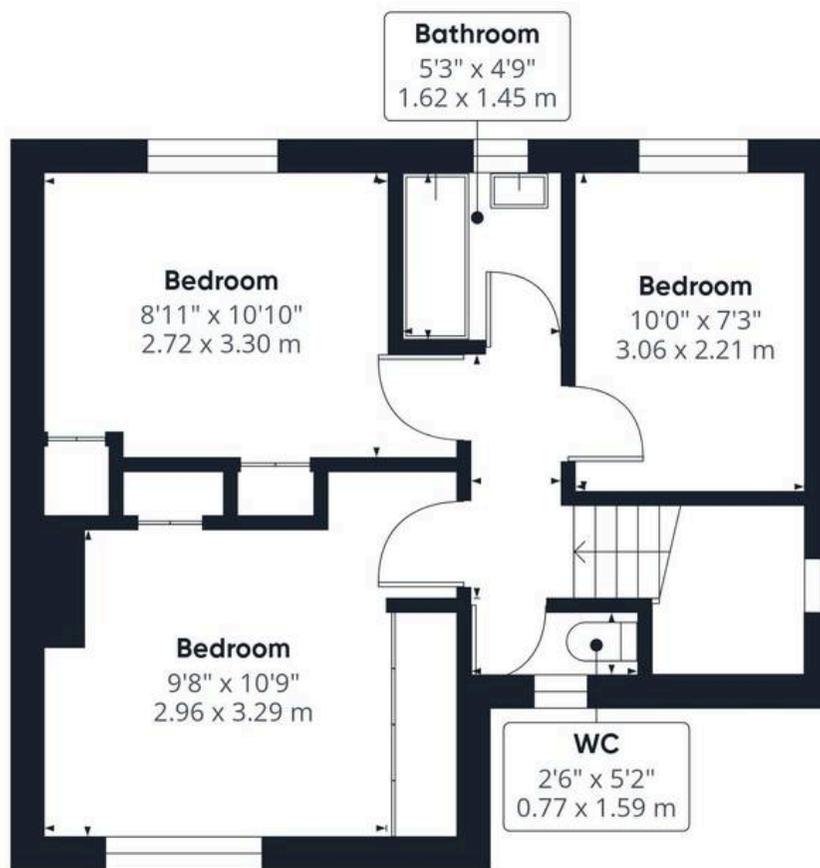
## THE GREAT OUTDOORS

Enclosed within timber panel fencing and offering a low maintenance area of paving and shingle, the garden includes an outside water supply, side gated access, and brick built storage shed. The driveway and parking can be found beyond.





Ground Floor



Floor 1



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

790 ft<sup>2</sup>  
73.5 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>  
0.3 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.

**GIRAFFE360**



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