



Knights Road, Norwich - NR3 2LA

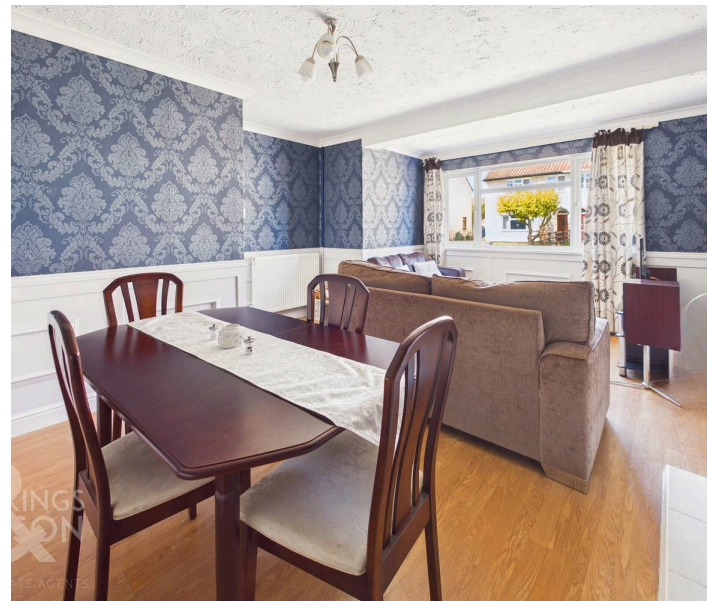
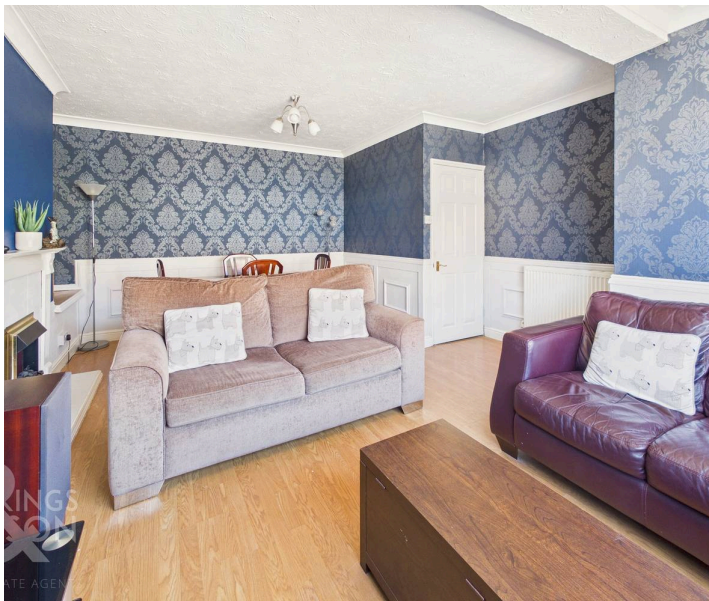
**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS

## Knights Road

Norwich

Tucked away in a quiet CUL-DE-SAC, this EXTENDED MID-TERRACE HOUSE offers a superb blend of comfort and versatility, perfect for modern family living. Step into the EXTENDED HALLWAY ENTRANCE, where stairs rise to the first floor and discover a beautifully presented 16' OPEN PLAN SITTING and DINING ROOM, ideal for both relaxing evenings and entertaining guests. The fully fitted KITCHEN boasts EXTENSIVE STORAGE and generous worktop space, opening to the GARDEN ROOM. Providing additional living space, with plenty of room for utilities and elegant FRENCH DOORS leading outside. A refitted three piece SHOWER ROOM completes the ground floor, adding convenience and style. Upstairs, THREE WELL-PROPORTIONED BEDROOMS open from the landing, with two rooms boasting INTEGRATED WARDROBES. Stepping outside, DRIVEWAY PARKING for multiple vehicles can be found to the front, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED including two substantial OUTBUILDINGS.



Council Tax band: A

Tenure: Freehold

- Spacious & Extended Mid-Terrace House
- Tucked Away Cul-De-Sac Positioning
- Within Close Proximity To Amenities, Transport Links & The City Centre
- 16' Open Plan Sitting & Dining Room
- Fully Fitted Kitchen Opening To The Garden Room
- Three Bedrooms Opening From The Landing
- Private & Enclosed Rear Garden With Two Outbuildings
- Driveway Parking For Multiple Vehicles

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the cul-de-sac, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.



## SETTING THE SCENE

Set back from the road, the property features a substantial shingle driveway providing off road parking for two vehicles. Enclosed on either side by low level brick walling, a pathway leads from the street directly to the main entrance.

## THE GRAND TOUR

Stepping inside, the entrance hallway provides a perfect meet and greet space, featuring hard flooring for ease of maintenance and ample room for coats and shoes. Stairs rise to the first floor, while doors lead to all ground floor accommodation, beginning with the 16' sitting and dining room. This versatile space is accented by decorative wall panelling and a central feature fireplace, offering plenty of room for both soft furnishings and formal dining. The fully fitted kitchen is equipped with a range of wall and base storage units, providing space for a freestanding oven and an 'American style' fridge/ freezer. Tiled flooring runs underfoot and a door leads through to the spacious garden room. This light filled addition features extra countertop space with under-counter plumbing for a washing machine and tumble dryer, while French doors offer panoramic views and direct access to the garden. Also on the ground floor, the stunning refitted three piece family shower room is well equipped boasting floor to ceiling tiling, a glass enclosed cubicle, a wall mounted heated towel rail and vanity storage below the sink.

Ascending the stairs to the carpeted first floor landing, you will find loft access overhead and doors to three well proportioned bedrooms. The two larger rooms benefit from substantial integrated wardrobe space, while the third bedroom, currently utilised as a dressing room would also serve as an ideal home office or study.

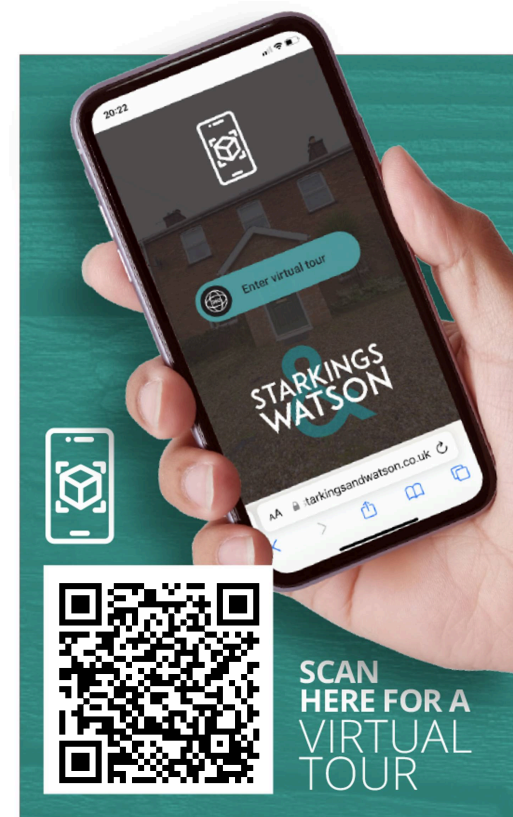
## FIND US

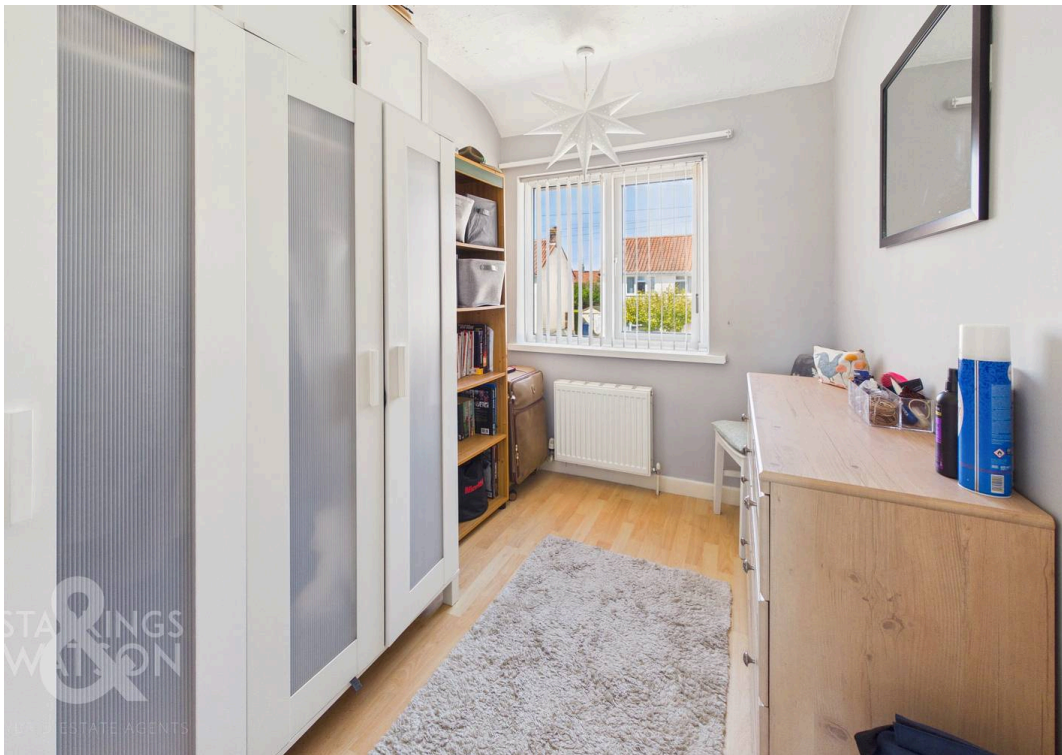
Postcode : NR3 2LA

What3Words : ///rubble.posts.gains

## VIRTUAL TOUR

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







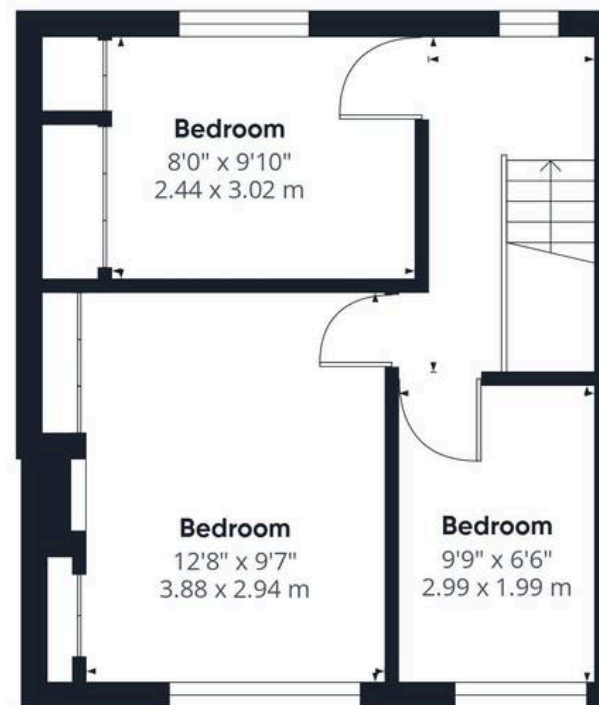
## THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing, beginning with a wooden decked terrace that leads onto a well maintained lawn. The outdoor space further benefits from two substantial outbuildings, one of which is ideally suited for use as a workshop or as extensive storage space. There is also rear access to the garden via a gated pathway.





Ground Floor



Floor 1

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

891 ft<sup>2</sup>  
82.8 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

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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 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.