



Hudson Way, Norwich - NR5 9NJ

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Hudson Way

Norwich

Tucked away in a quiet CUL-DE-SAC, this EXTENDED and REMODELLED DETACHED FAMILY HOME offers an impressive blend of space, comfort, and versatility. Step through the welcoming HALLWAY ENTRANCE, an ideal meet and greet space where stairs rise to the first floor and doors open to all the accommodation. At the front of the home, a BAY-FRONTED SITTING ROOM featuring modern SASH WINDOWS provides an inviting space for relaxation flooded with natural light and flowing seamlessly through to a dedicated DINING ROOM and a bright, airy CONSERVATORY enjoying panoramic garden views. The FULLY FITTED KITCHEN is thoughtfully designed offering EXTENSIVE STORAGE and INTEGRATED APPLIANCES, complemented by a separate UTILITY ROOM, leading to a convenient two piece W.C. A standout feature is the versatile 16' GROUND FLOOR BEDROOM/RECEPTION ROOM, ideal as a guest suite, home office, or playroom, previously converted from a garage. Upstairs, THREE DOUBLE BEDROOMS open from the spacious landing, including the rear facing MAIN BEDROOM with a modern



ENSUITE SHOWER ROOM. Serving the remaining rooms, the refitted three piece FAMILY BATHROOM includes a shower over the bath, enjoying a contemporary finish and comfort for all. Heading outside, brick weave DRIVEWAY PARKING is available to the front, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED.

Council Tax band: C  
Tenure: Freehold

- Extended/ Remodelled Detached Family Home
- Quiet Cul-De-Sac Setting
- Bay-Fronted Sitting Room, Dining Room & Conservatory
- Versatile 16' Ground Floor Bedroom/ Reception Room
- Three/ Four Double Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Private & Enclosed Rear Garden
- Driveway Parking To Front

The Norwich City suburb of Chapel Break 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 within a quiet cul-de-sac, the property features a brick weave driveway providing off road parking, alongside a low maintenance lawn bordered by mature shrubs. A bisecting pathway leads up to the main entrance, which is sheltered beneath an open front porch.

#### THE GRAND TOUR

Stepping inside, the welcoming entrance hallway features stairs rising to the first floor and doors opening to all accommodation. To the right, a previously converted garage creates a versatile and spacious reception room or ground floor double bedroom, complete with skimmed ceilings and a front facing aspect. Across the hallway, the well proportioned, front facing sitting room boasts a feature bay window with replaced sash windows that provide a wonderful character feel. The sitting room itself features carpeted flooring and allows for a variety of furniture configurations, with an open walkway leading into a separate dining room. This dining space offers ample room for a formal table, with internal French doors opening to a uPVC double glazed conservatory that provides panoramic garden views and direct access outside. Adjacent to the dining room, the fully fitted kitchen offers an integrated understairs pantry cupboard and extensive storage from a range of wall and base units. Integrated appliances include a double oven, a four burner gas hob and an extractor overhead. Generous worktop space wraps around, complemented by tiled splashbacks for easy maintenance and leads into a separate utility space. The utility room hosts a second sink, under counter plumbing for a washing machine, access out to the garden and a door to a conveniently positioned two piece W.C.

Ascending to the first floor landing, doors give way to three well proportioned double bedrooms. The main bedroom enjoys a rear facing aspect with plentiful space for a large double bed and an alcove recess ideal for freestanding storage, while opening into a three piece ensuite shower room. Refitted within the last three years, the ensuite includes an inset shower cubicle with floor-to-ceiling tiling and a glass door, a wall mounted heated towel rail and vanity storage below the sink. The remaining two double bedrooms overlook the front of the home, both enjoying carpeted flooring and ample space for double beds and storage furniture.

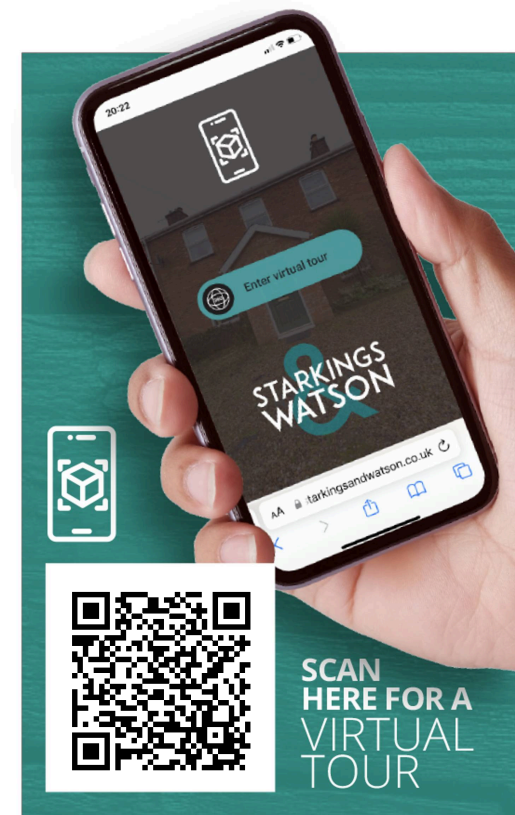
#### FIND US

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#### VIRTUAL TOUR

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



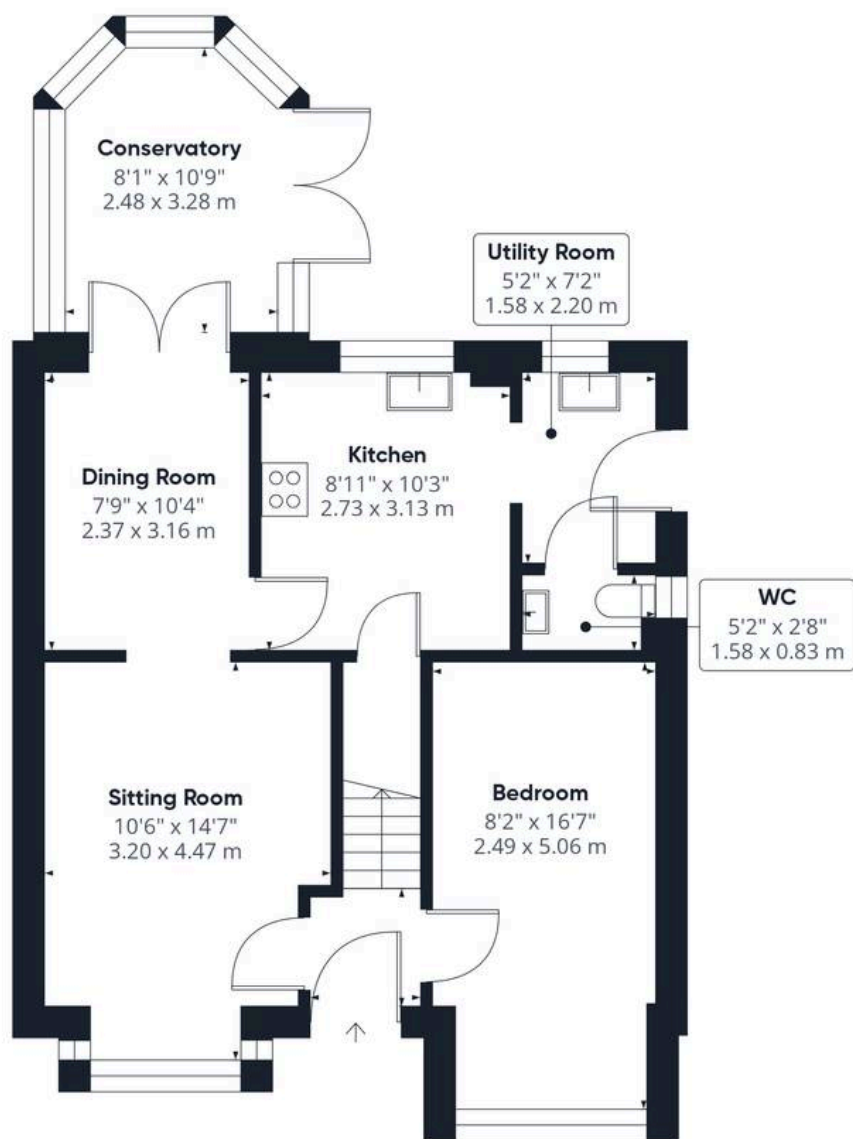




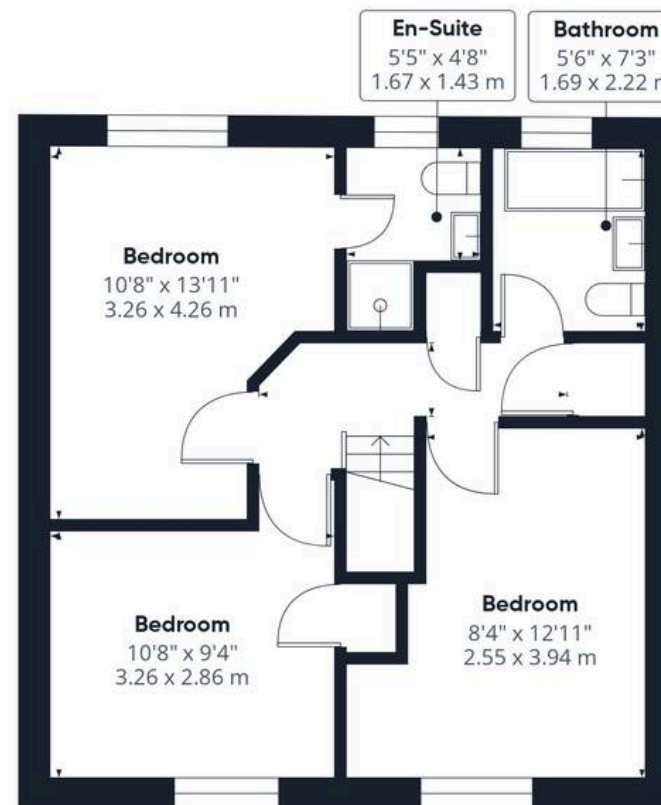
## THE GREAT OUTDOORS

Stepping out into the garden, the space is fully enclosed by replaced timber panel fencing, with a flagstone walkway leading down the side of the home where a metal gate allows access to the front. The remainder of the space is predominantly laid to lawn with surrounding potted plants and shrubs, whilst a selection of fruit plants sits at the foot of the garden alongside a timber shed.





Ground Floor



Floor 1

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

1112 ft<sup>2</sup>  
103.4 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.

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