Corie Road

Norwich, NR4 7JB

Guide Price £350,000 - £360,000

claxtonbird
residential

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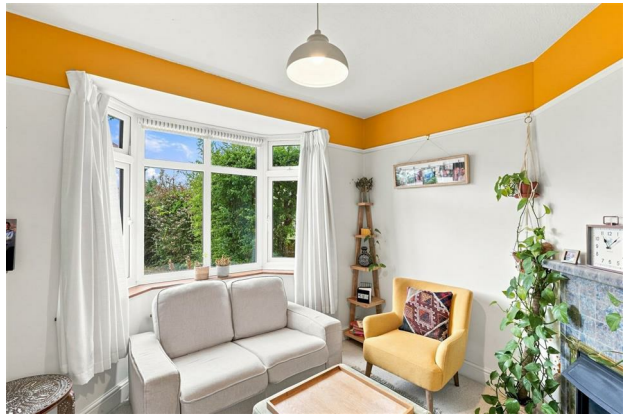
*** Guide Price £350,000 - £360,000 *** ClaxtonBird are pleased to present this charming semi-detached house, ideally located in the highly sought-after NR4 postcode, just moments away from a wealth of local amenities. The ground floor boasts a welcoming entrance hall, two spacious reception rooms, a well-equipped kitchen, a cloakroom, and a versatile bedroom. Moving to the first floor, you'll discover two generous double bedrooms and a family bathroom, all easily accessed from the landing. Additionally, the property offers off-road parking for one vehicle and fantastic mature gardens at both the front and rear. Perfectly situated just a short distance from the University of East Anglia (UEA) and the Norfolk and Norwich University Hospital (NNUH), this home presents an incredible opportunity for buy-to-let investors or families. Early viewing is highly recommended.



Entrance Hall
Part glazed entrance door, stairs to first floor, understairs storage cupboard and radiator.

Sitting Room 10'3 x 8'3 + bay (3.12m x 2.51m + bay)
Double glazed bay window to front aspect and radiator.

Dining Room 11'10 x 12'5 (3.61m x 3.78m)
Upvc double glazed window to rear aspect, tiled fireplace wth hearth, picture rails, fitted cupboards and shelving to recess, stripped wooden floor and radiator.

Kitchen 11'7 x 8'7 (3.53m x 2.62m)
Fitted kitchen comprising a range of matching base and eye-level units with timber block work surfaces over, inset ceramic sink with mixer tap, space for gas cooker, plumbing for washing machine, tiled floor, dual aspect windows to side and rear, and French doors leading out into the garden.

Bedroom 8'3 x 6'5 (2.51m x 1.96m)
Dual aspect windows to front and side, and radiator.

Cloakroom
WC, corner wash hand basin with mixer tap, chrome towel rail radiator and double glazed window to side aspect.

First Floor Landing
Doors to all first-floor rooms.

Bedroom 10'3 x 13'9 into chimney recess + storage (3.12m x 4.19m into chimney recess + storage)
Double glazed windows to front aspect, cast iron fireplace, built-in wardrobe, stripped wooden floor and radiator.

Bedroom 10'5 x 10'3 (3.18m x 3.12m)
Double glazed window to rear aspect, decorative cast iron fireplace, built-in storage cupboard, built-in airing cupboard housing the gas central heating boiler, picture rail and stripped wooden floor.

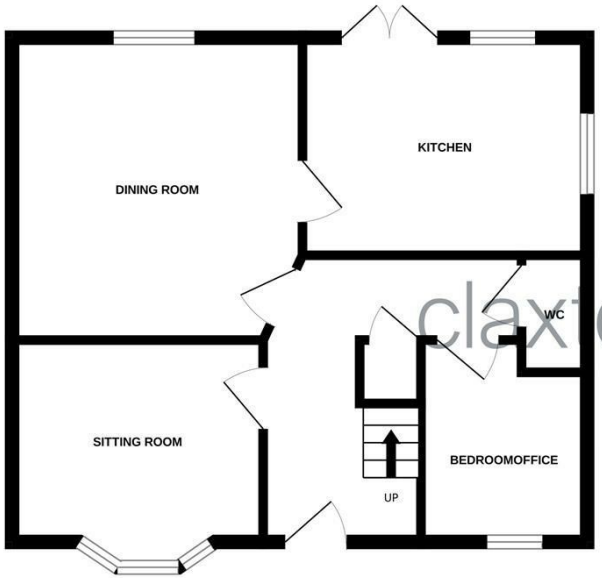
Bathroom
Three-piece suite comprising bath with electric shower over, wall-mounted wash hand basin, chrome towel rail radiator and double glazed window to rear aspect.

Front Garden
Laid predominantly to lawn with driveway parking for one vehicle, hedging, plants and shrubs.

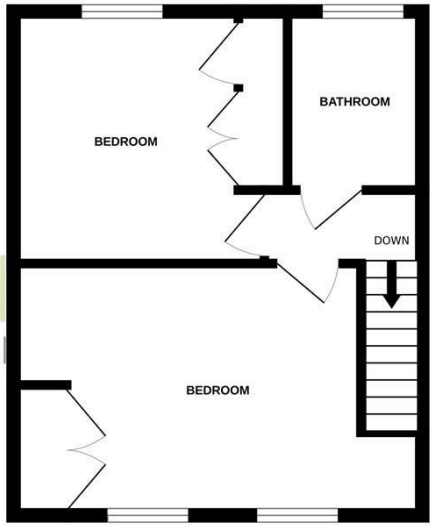
Rear Garden
Mature rear garden with a variety of trees, plants and shrubs and timber storage shed.

Agents Note
Council Tax Band A

GROUND FLOOR



1ST FLOOR



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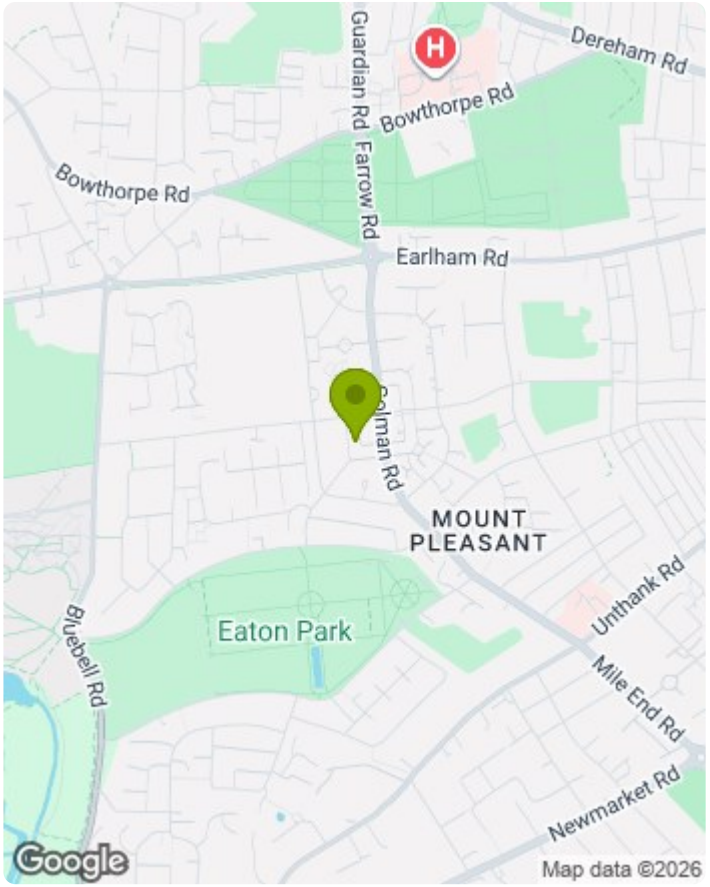

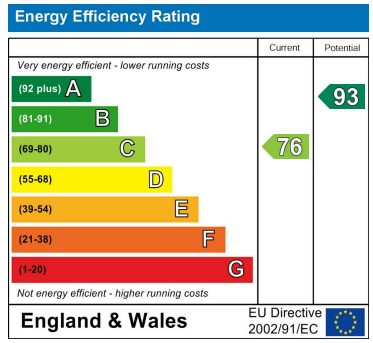

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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