



Ambleside Close, Norwich - NR5 8LS

**STARKINGS  
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HYBRID ESTATE AGENTS



## Ambleside Close

Norwich

TUCKED AWAY at the end of a peaceful CUL-DE-SAC, this well presented END-OF-TERRACE HOUSE offers the perfect blend of PRIVACY and CONVENIENCE, ideally positioned within close proximity to the CITY CENTRE, UEA, HOSPITAL, and excellent TRANSPORT LINKS. Upon entering through the welcoming HALLWAY with stairs rising and doors opening to the main accommodation, you are greeted by a spacious 20' DUAL ASPECT SITTING ROOM, flooded with natural light and ideal for family relaxation or entertaining guests. The heart of the home is the 15' FULLY FITTED KITCHEN/DINING ROOM, also enjoying a bright DUAL ASPECT, featuring EXTENSIVE STORAGE and ample space for dining. A practical UTILITY ROOM is set just off the kitchen, complete with understairs integrated storage, ideal for coats and shoes. Upstairs, the landing leads to THREE BEDROOMS, all well proportioned, including two generous doubles, both with INTEGRATED WARDROBE SPACE for excellent storage and a comfortable single, ideal for a nursery, study, or guest room. The split FAMILY BATHROOM, with a separate W.C is perfect for busy mornings, ensures flexibility for families.



This property is thoughtfully designed to offer **VERSATILE LIVING SPACES**, making it an excellent choice for families or professionals alike. Heading outside, the **PRIVATE and ENCLOSED REAR GARDEN** awaits, providing patio space, laid lawns and a **BRICK OUTBUILDING**, which includes a practical **W.C** and additional storage. The home also benefits from a **LARGE FRONTAGE**, offering **DRIVEWAY PARKING** for multiple vehicles and the added advantage of an **EV CHARGING POINT**.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End-of-Terrace House
- Tucked Away End Of Cul-De-Sac Setting
- Conveniently Positioned Within Close Proximity To The City Centre, UEA, Hospital & Transport Links
- 20' Dual Aspect Sitting Room
- 15' Fully Fitted Kitchen/ Dining Room
- Three Bedrooms Off Landing
- Private & Enclosed Rear Garden With Brick Outbuilding Including W.C & Storage
- Large Frontage Including Driveway Parking With EV Charging



Situated within a popular residential area between West Earlham, Costessey and the UEA and on the outskirts of Norwich, this location is popular for families and students alike. The property is only a 10 minute walk to the UEA and in the other direction you find all the local amenities that Costessey offers such as shops, hardware store, post office, convenience store etc. Local schooling is located close by up to secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

### SETTING THE SCENE

Tucked away at the end of a quiet cul-de-sac and set back from the road, the property features a shingle driveway enclosed by low level timber panel fencing. A gate opens into a thoughtfully designed, low maintenance front garden consisting of a flagstone patio and shingle, accented by a colourful variety of plantings and potted plants. Modern convenience is also well catered for with the inclusion of an EV charging point. The main entrance is located at the front of the home, sheltered beneath an open porch.

### THE GRAND TOUR

Stepping inside, the entrance hall features carpeted flooring and stairs rising to the first floor, with doors leading to all ground floor accommodation. The heart of the home is undoubtedly the 20' dual aspect sitting room, centred around a feature fireplace with alcoves on either side that are cleverly utilised for storage furniture. This spacious room allows for a variety of soft furnishing layouts, making it ideal for both relaxing and entertaining. Across the hallway, the 15' kitchen and dining room enjoys a further bright dual aspect through uPVC double glazed windows and features hard flooring underfoot. The kitchen itself offers extensive storage through a range of wall and base units, complemented by plentiful worktop space and tiled splashbacks.

There is under counter space for a fridge and freezer, freestanding space for an oven, and ample capacity for a formal dining table. At the end of the room, a door leads to a rear porch and utility space, which includes plumbing for a washing machine and tumble dryer, a deceptively sized integrated understairs storage cupboard, and a further door opening to the garden.

Ascending the stairs to the carpeted first floor landing, you will find overhead loft access and doors leading to three well proportioned bedrooms. The main bedroom enjoys a front facing aspect with carpeted flooring and integrated wardrobes, leaving plenty of room for additional storage furniture. The second double bedroom offers similar benefits, including integrated wardrobes, radiators, and enough space for a large double bed and a desk. The third bedroom overlooks the garden and features hard flooring, making it an ideal guest room or, as currently utilised, a home office. All rooms are served by a split family washroom, which comprises a two piece bathroom featuring a bath with a shower above, tiled splashbacks, and tiled flooring, alongside a separate and conveniently positioned W.C.

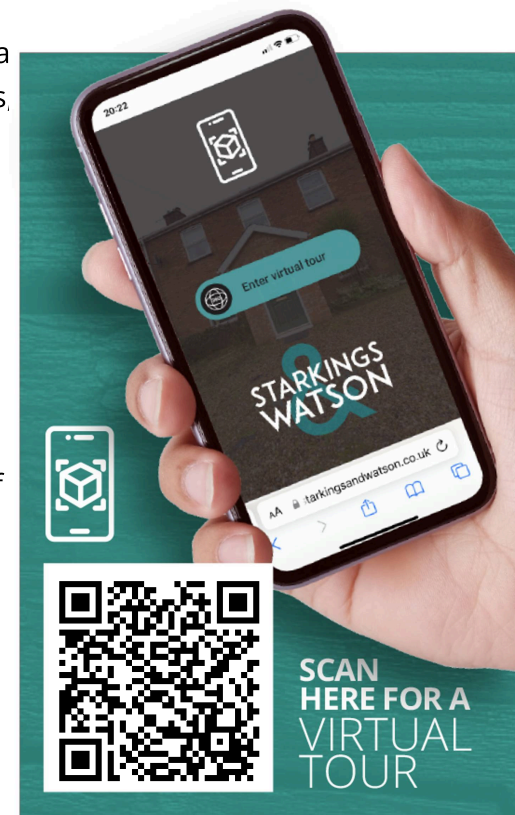
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### VIRTUAL TOUR

View our virtual tour for a full 360 degree of







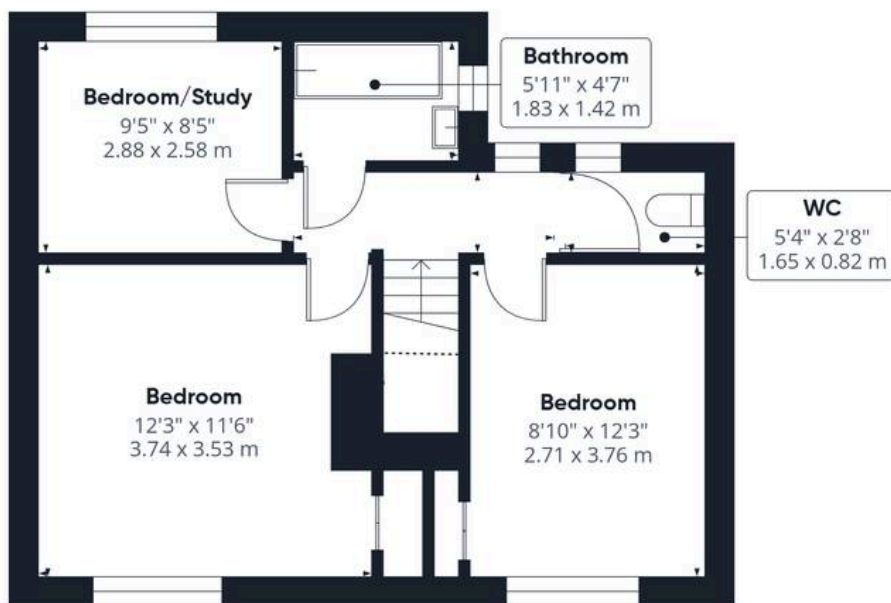
## THE GREAT OUTDOORS

Stepping outside, the rear garden is a private and fully enclosed retreat. French doors lead out to a side access pathway that connects back to the front of the home, with latch and brace doors providing access to a well sized brick outbuilding. This versatile structure features a convenient two piece W.C and a substantial storage room. The outdoor living space continues with a paved area and a covered pergola that leads onto a large flagstone patio, perfect for outdoor furniture and enjoying the summer months. Nearby, a wooden timber shed offers additional covered space, all bordered by a generous lawn and flower bed borders hosting a variety of shrubs and plantings. The entire garden is securely framed with timber panel fencing.

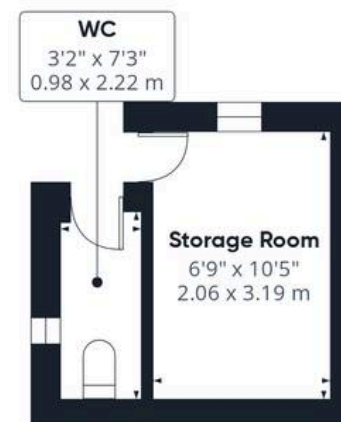




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

933 ft<sup>2</sup>

86.7 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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