



Whistlefish Court, Norwich - NR5 8QR





## Whistlefish Court

Norwich

NO CHAIN! Positioned at the end of this quiet CUL-DE-SAC, This DETACHED TOWNHOUSE is IMMACULATLY PRESENTED and situated on a GENEROUS PLOT. Having been UPDATED and IMPROVED by the current vendors, the property is currently operated as a SUCCESSFUL LET but would also make an ideal FAMILY HOME. Stepping inside, the HALLWAY ENTRANCE includes a conveniently located TWO-PIECE W.C., with doors opening to the home's main living spaces. These include the 15' SITTING ROOM, which boasts FRENCH DOORS leading out to the garden, and the adjacent 18' OPEN-PLAN KITCHEN/ DINING ROOM, featuring a high specification refitted kitchen. The final ground-floor room is currently used as a bedroom, offering the versatility to be utilized as a SNUG or HOME OFFICE. Heading upstairs, the first-floor landing leads to FOUR BEDROOMS and the FAMILY BATHROOM, with two of the bedrooms benefiting from private EN-SUITE SHOWER ROOMS. The second floor offers a further TWO DOUBLE BEDROOMS, including the MAIN BEDROOM, which enjoys a DUAL ASPECT and a further EN-SUITE SHOWER.



Outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED, enjoying a sought-after SOUTH-FACING aspect. Adjacent to the property, CAR PORT parking and an EN-BLOC GARAGE can be found.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- End Of Cul-De-Sac Positioning
- Expansive Detached Family Home
- 18' Open Plan Kitchen/ Dining Room
- 6/7 Bedrooms
- Ground Floor W.C, Family Bathroom & Three Ensuites
- Driveway/ Carport & Enbloc Garage
- South Facing Private & Enclosed Garden

Located on the fringe of Norwich City, this property is ideally placed within convenient distance to the main shopping district, University of East Anglia, Norfolk and Norwich hospital, 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

The property is set back from the road, behind a hedge enclosed frontage, opening to a laid lawn bisected by a flagstone pathway leading to the main entrance.

## THE GRAND TOUR

Stepping inside, the spacious hallway entrance features stairs rising to the first floor and a conveniently located two piece W.C. Hard flooring runs underfoot for ease of maintenance, continuing into the impressive 18' open plan kitchen and dining room. The kitchen itself offers plentiful wall and base storage units, with space for a range style cooker and an 'American' style fridge freezer, alongside an integrated dishwasher. A ceramic inset sink with mixer tap is set within ample worktop space, while French doors at the end of the room flood the space with natural light and open directly to the garden. Adjacent, the spacious sitting room features carpeted flooring and a second set of uPVC double glazed French doors. The room allows for a range of soft furnishing layouts centred around a feature fireplace, with additional integrated storage found beneath the stairs. Completing the ground floor is a versatile seventh bedroom, which could equally serve as a home office/ study or snug.

Ascending to the carpeted first floor landing, you will find generous integrated storage and doors leading to four well proportioned bedrooms. This floor includes two single bedrooms and two larger doubles; both doubles benefit from integrated wardrobes and private three piece en-suite shower rooms with glass enclosed cubicles.

The second floor houses the two largest bedrooms. The first features part vaulted ceilings and a Velux window, offering ample room for a large double bed and storage furniture. The main bedroom enjoys a generous dual aspect, providing a bright and airy feel with large integrated wardrobes and a further ensuite shower room featuring a Velux window and glass enclosed cubicle.

## FIND US

Postcode : NR5 8QR

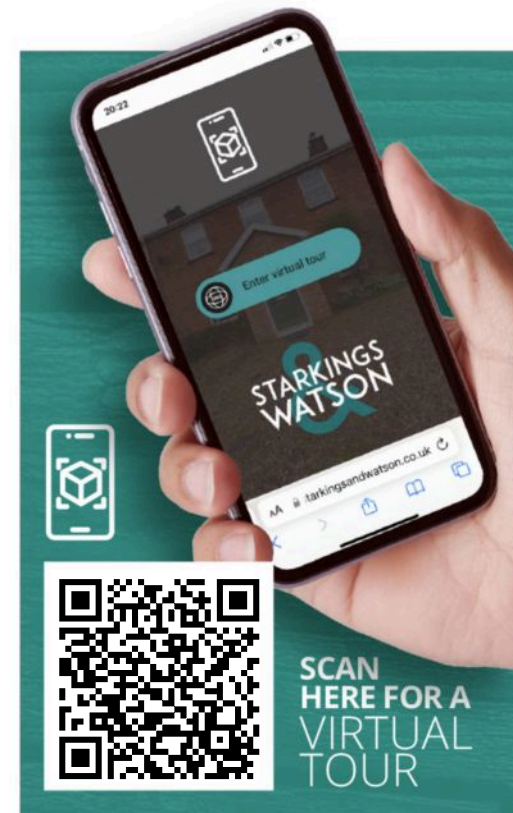
What3Words : ///swaps.exact.fits

## VIRTUAL TOUR

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

## AGENTS NOTES

The property is Freehold, while the garage is held on a Leasehold basis. Furniture and appliances can be included subject to separate negotiation.









## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing, initially offering a spacious flagstone patio ideal for outdoor furniture to enjoy the summer months. Side excess can be found leading out to the property's frontage whilst the remainder of the garden is laid to a well maintained lawn.

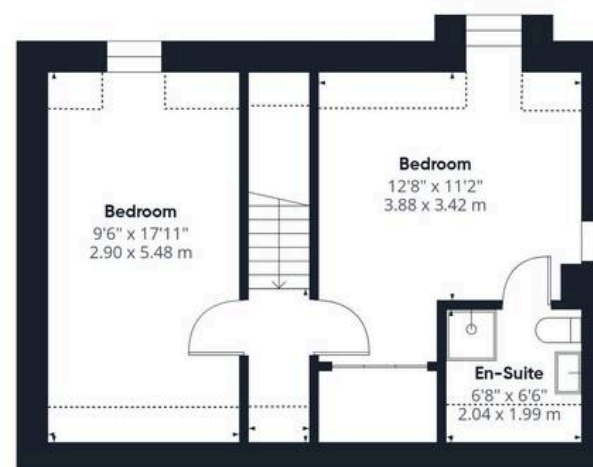




Ground Floor



Floor 1



Floor 2

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

1484 ft<sup>2</sup>

137.6 m<sup>2</sup>

**Reduced headroom**

59 ft<sup>2</sup>

5.5 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







## Starkings & Watson Hybrid Estate Agents

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