



White Gates, Norwich - NR5 0PN

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



White Gates

Norwich

NO CHAIN! Offering a tucked away positioning at the end of a quiet CUL-DE-SAC, this MID-TERRACE HOUSE is IMMACULATELY PRESENTED in TURNKEY, ready to move in condition. The perfect FIRST TIME BUY, this property is conveniently located within close proximity to LOCAL AMENITIES and SCHOOLS. Stepping inside, the accommodation includes an ENCLOSED PORCH ENTRANCE, perfect for storing outdoor wear. From here, the heart of the home is the 19' SITTING and DINING ROOM, enjoying a bright, front facing aspect with stairs rising to the first floor and ample room for soft furnishings and formal dining, ideal for family living. The fully fitted KITCHEN sits to the rear of the home, offering EXTENSIVE STORAGE, and benefitting from INTEGRATED APPLIANCES, whilst access leads directly to the rear garden. Heading upstairs, the landing opens to TWO DOUBLE BEDROOMS, both well proportioned with one including INTEGRATED STORAGE. Both rooms are serviced by the refitted three piece FAMILY BATHROOM, including a shower over the bath. Outside, OFF-ROAD PARKING can be found to the right for two vehicles. Whilst to the rear, the PRIVATE and FULLY ENCLOSED GARDEN is predominantly laid to lawn and backing onto playing fields.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Mid-Terrace House
- Backing onto Playing Fields
- Quiet End Of Cul-De-Sac Setting
- 19' Sitting/ Dining Room
- Two Double Bedrooms
- Private & Fully Enclosed Rear Garden
- Allocated Off-Road Parking

Nearby you will find a variety of local amenities including shops, hardware store, post office 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. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.



SETTING THE SCENE

Set back from the road and tucked away at the end of this quiet cul de sac, the property is approached via a low maintenance shingle frontage. A flagstone pathway leads to the main entrance at the front of the property.

THE GRAND TOUR

Stepping inside, the enclosed porch entrance offers space for storing coats and shoes, featuring a uPVC double glazed window and a door opening to the main living accommodation. Initially, the 19' sitting and dining room offers stairs rising to the first floor with useful tucked away storage beneath. The room enjoys a front facing aspect, ensuring the space is flooded with natural light from further uPVC double glazed windows. Carpeted flooring runs underfoot, and the room provides versatility for a range of soft furnishing layouts alongside further space for formal dining. Alcove space to the corner has been cleverly utilised for shelving, whilst a door at the end of the room opens to the rear facing fully fitted kitchen. The kitchen itself includes extensive storage from a range of wall and base storage units and benefits from integrated appliances, including an oven and a four burner gas hob with a fitted extractor overhead. There is also an integrated dishwasher, with worktops wrapping around to provide plenty of space for food preparation, complemented by tiled splashbacks for ease of maintenance. Wood effect flooring runs underfoot, while under counter space is available for a washing machine or fridge, alongside room for a freestanding 'American style' fridge/ freezer. A door to the rear leads directly out to the garden.

Ascending the stairs to the carpeted first floor landing, loft access can be found above while doors give way to two well proportioned double bedrooms. To the left, the first double room enjoys a rear facing aspect with views overlooking the neighbouring playing fields.

Plenty of space is available for a large double bed and storage furniture, also benefitting from carpeted flooring, uPVC double glazed windows, and a radiator. The similarly sized second double room enjoys the same benefits and additionally includes integrated storage space above the stairs. Centrally located from the landing, the three piece family bathroom completes the accommodation. The bathroom offers a contemporary aesthetic with a shower over the bath, a glass splashback, a wall mounted heated towel rail, and vanity storage below the sink, finished with stylish tiling for ease of maintenance.

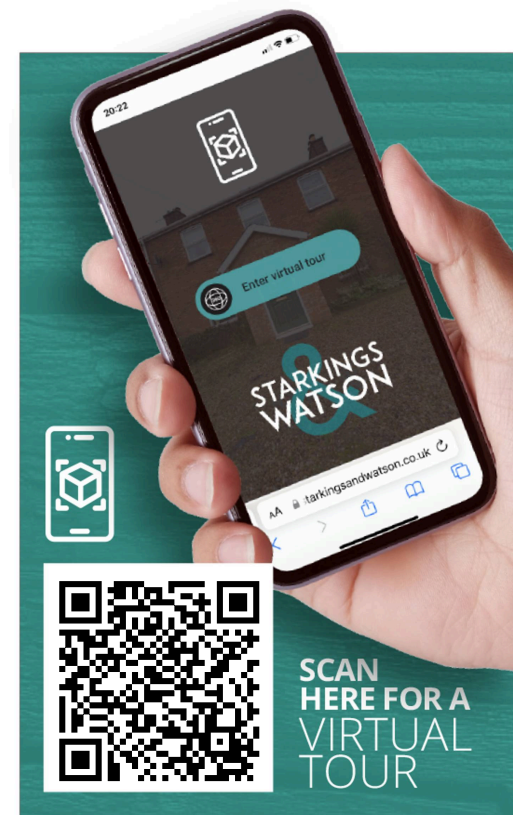
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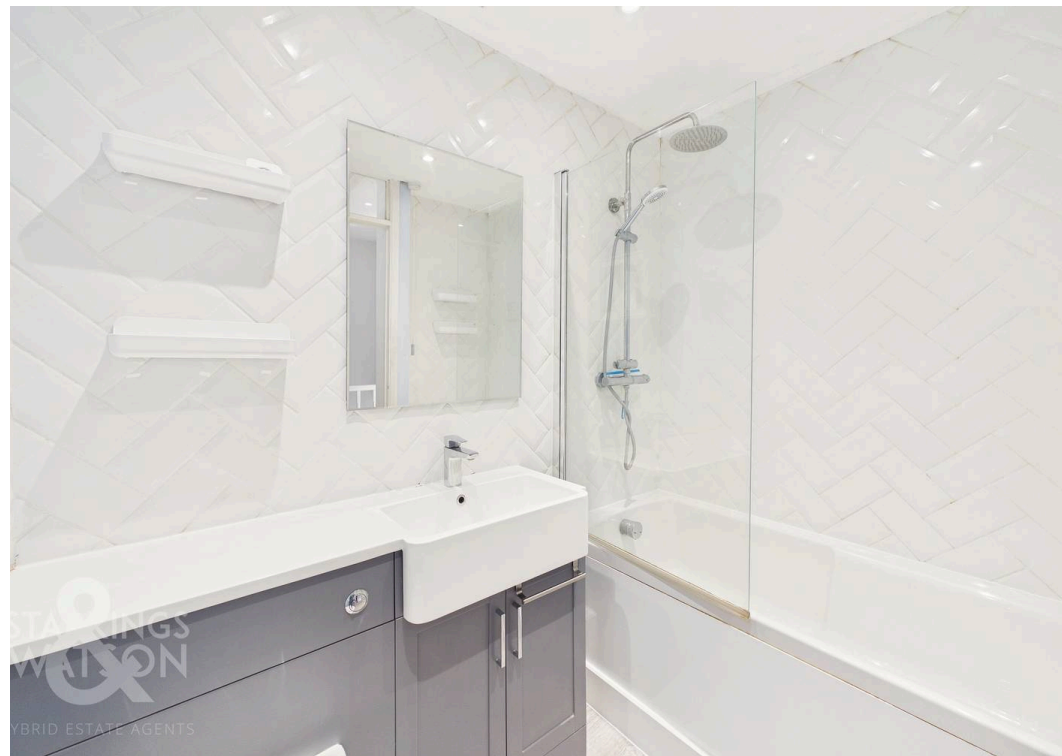
Postcode : NR5 0PN

What3Words : ///joins.bossy.tame

VIRTUAL TOUR

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



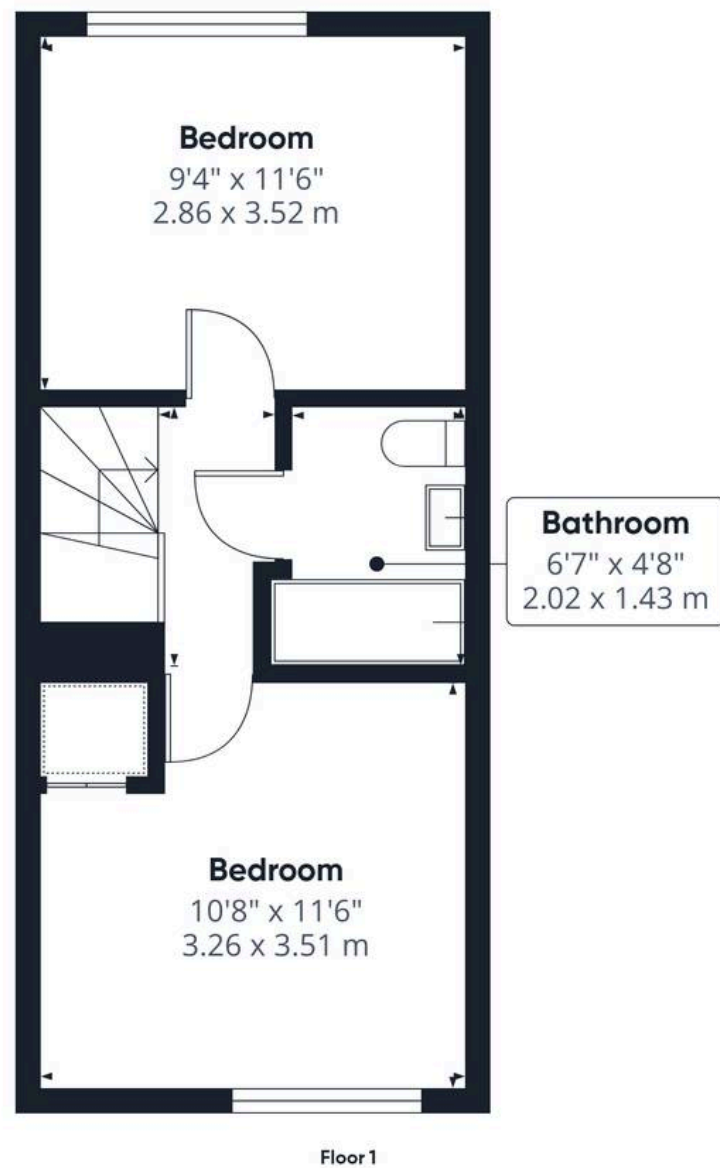
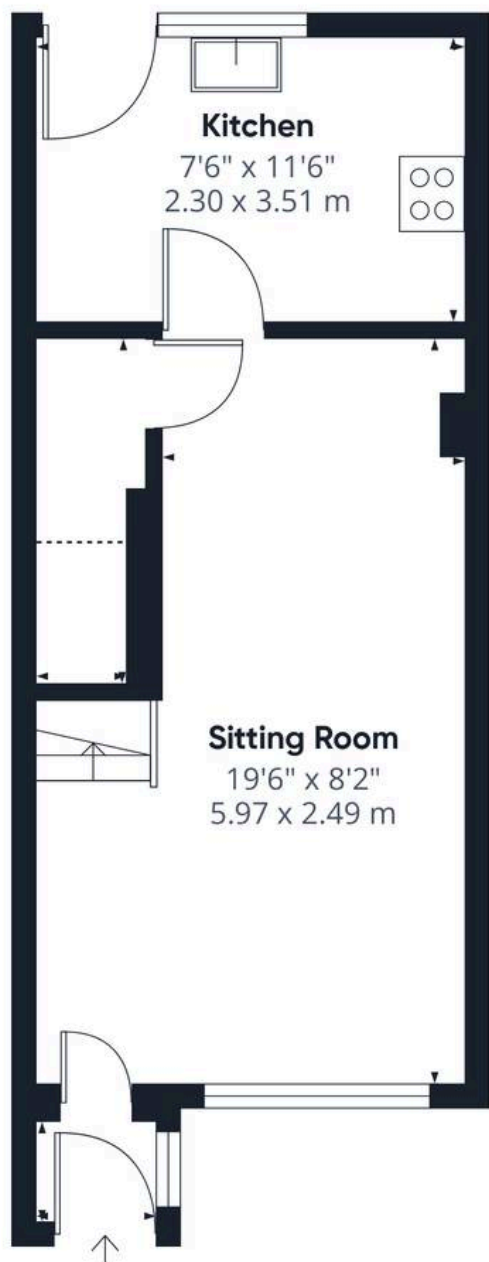




THE GREAT OUTDOORS

Stepping outside, the private and fully enclosed rear garden is surrounded by timber panel fencing. Initially offering a flagstone patio, perfect for outdoor furniture to enjoy the summer months, with the remainder of the garden predominantly laid to lawn. A flagstone pathway runs along the right hand boundary, leading to the foot of the garden where a wooden latch and brace gate opens to a pathway, providing convenient access out to the parking area.





Approximate total area⁽¹⁾

602 ft²
56 m²

Reduced headroom

9 ft²
0.9 m²

(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.

GIRAFFE 360





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