



Jex Road, Norwich - NR5 8XD

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Jex Road

Norwich

Situated within close proximity to LOCAL AMENITIES, the UEA, HOSPITAL and excellent TRANSPORT LINKS, this EXTENDED and MODERNISED TERRACE HOUSE offers an impressive blend of comfort, style, and convenience. Step inside via the welcoming entrance hall and discover a 14' BAY WINDOW FRONTED SITTING ROOM, flooded with natural light and perfect for relaxing or entertaining. The heart of the home is the 16' MODERN FITTED KITCHEN, boasting INTEGRATED APPLIANCES and EXTENSIVE STORAGE, seamlessly connecting to a bright uPVC double glazed CONSERVATORY, ideal for year round enjoyment or as an additional family space. Upstairs, TWO DOUBLE BEDROOMS open from the landing, each offering generous proportions and flexibility for furnishings. Both rooms are served by the three piece FAMILY BATHROOM, including a shower over the bath. The property also benefits from a PARTIALLY CONVERTED LOFT, providing excellent storage options or the exciting potential for a full conversion (stp), allowing you to create a home office, playroom, or additional bedroom to suit your needs.



Heading outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED, opening to a RAISED PATIO and boasting a SUMMER HOUSE/ STORAGE SHED to the foot of the garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended & Modernised Terrace House
- Partially Converted Loft Ready For Full Conversion Or Ideal Storage Space
- Within Close Proximity To Local Amenities, The UEA/ Hospital & Transport Links
- 14' Bay Window Fronted Sitting Room
- 16' Modern Fitted Kitchen With Integrated Appliances
- uPVC Double Glazed Conservatory
- Two Double Bedrooms Opening From The Landing
- Private & Enclosed Garden With Summer House/ Storage & Raised Patio

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

Set back from the road, the property features a low maintenance frontage framed by low-level timber panel fencing, with a pathway leading to the main entrance at the front of the home, sheltered under an open porch.

THE GRAND TOUR

Stepping inside, the entrance hall features stairs rising to the first floor adorned with decorative panelling, with a door leading through into the heart of the home, the 14' bay-windowed sitting room. This inviting space enjoys low maintenance hard flooring underfoot and is centred around a feature fireplace. The alcoves on either side are well utilised, currently housing a television stand and a desk setup. Tucked away in the corner of the room, an under stairs cupboard offers the perfect place for keeping coats and shoes neatly out of sight. The room allows ample space for a variety of soft furnishing layouts and leads directly into the modernised, fully fitted kitchen. The kitchen offers extensive storage from a wide range of wall and base units, complemented by tiled flooring underfoot for ease of maintenance. Integrated appliances include an oven, an inset electric hob and an extractor fan above, while under counter plumbing is available for a washing machine and a dishwasher. There is also dedicated freestanding space in the corner for an 'American style' fridge/ freezer. From here, a door leads into the full width uPVC double glazed conservatory. This versatile space is currently used to house additional utilities, but it could easily function as a further reception or garden room.

Ascending the stairs to the carpeted first floor landing, the decorative panelling continues, with doors giving way to two well proportioned double bedrooms. The main bedroom overlooks the front of the property, featuring a continuation of the characterful bay window, hard flooring underfoot, and plenty of room for a large double bed and freestanding storage furniture. The adjacent second bedroom enjoys pleasant views overlooking the rear garden with a drop down loft ladder leading to the part converted loft, fully boarded and with power. Both rooms are served by a well sized family bathroom, which includes a shower over the bath with a glass screen and handy vanity storage below the sink.

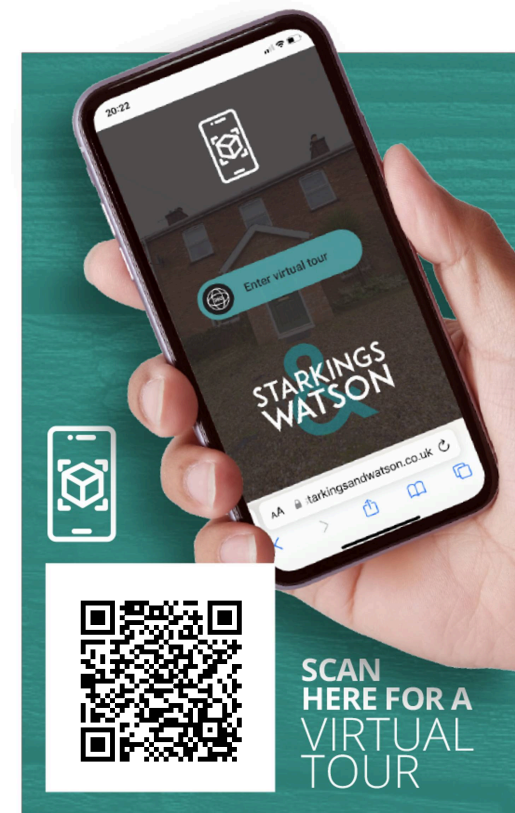
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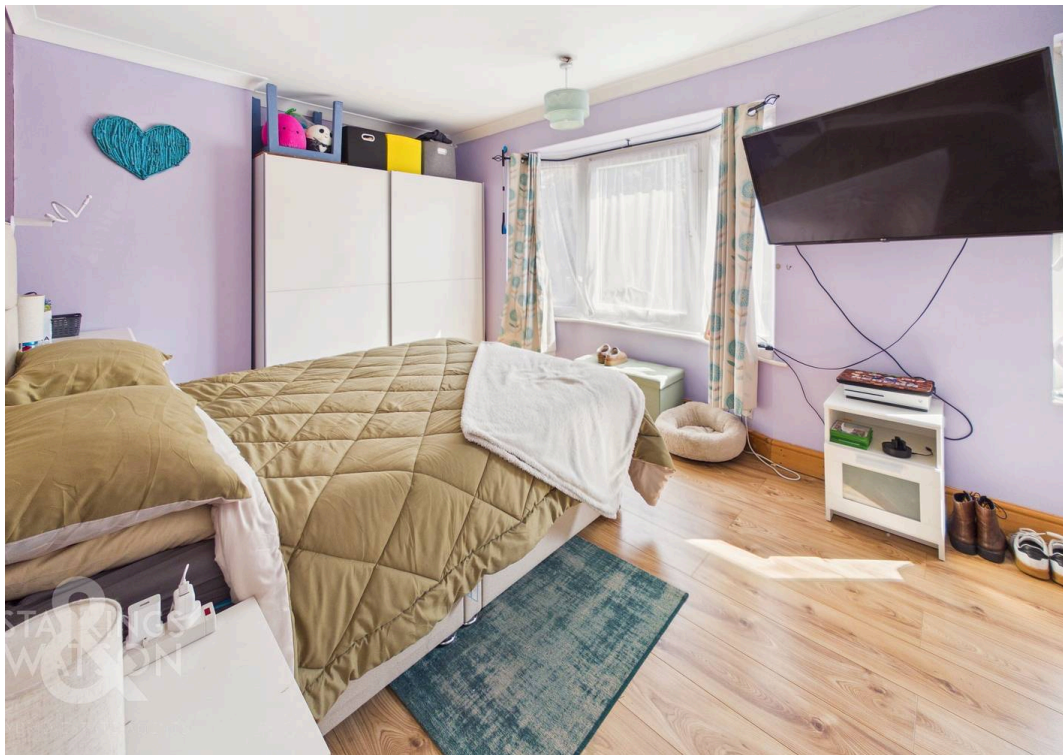
Postcode : NR5 8XD

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VIRTUAL TOUR

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

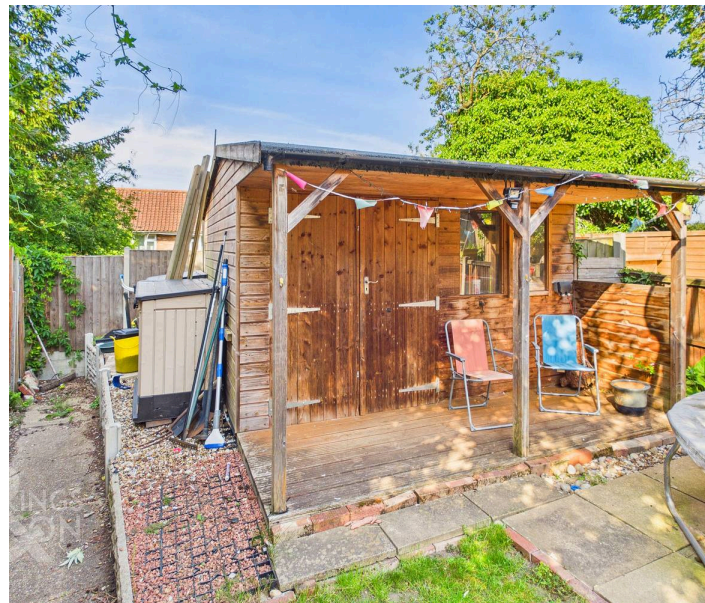


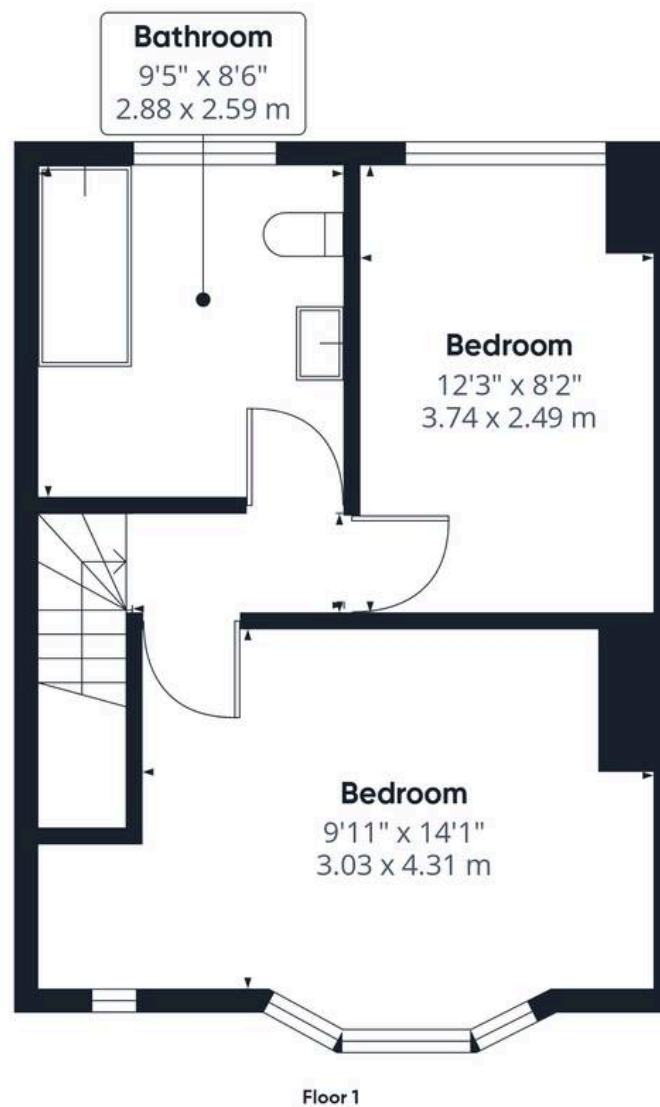
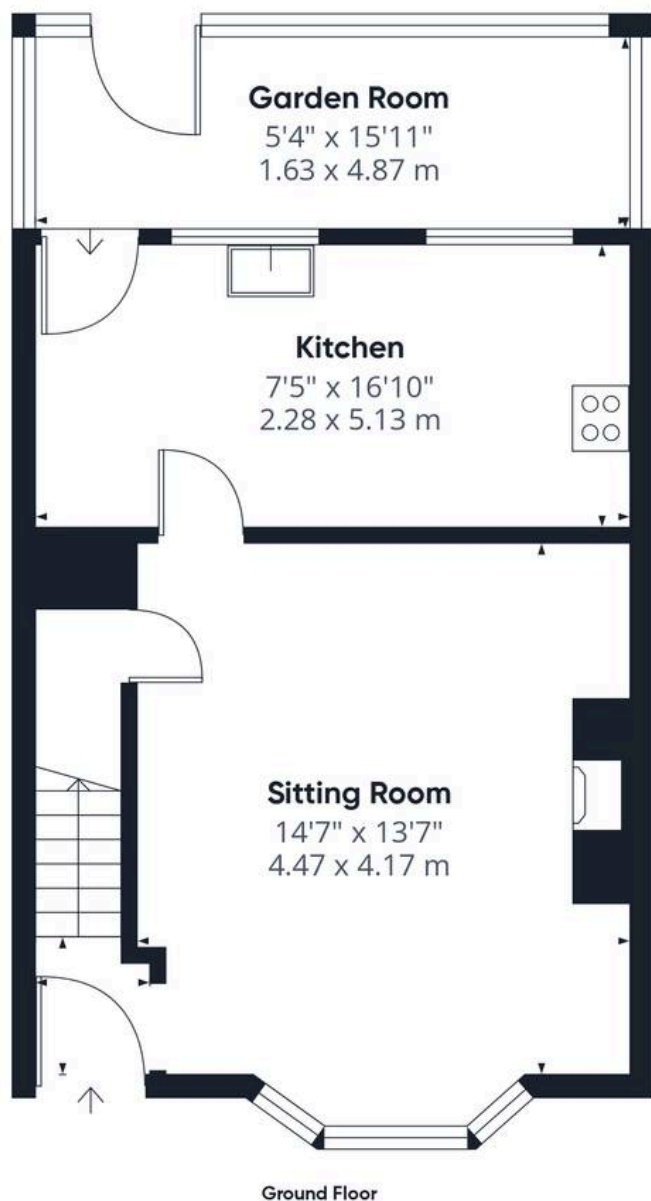




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and initially opens onto a raised flagstone patio terrace, ideal for outdoor furniture and enjoying the summer months. A few shallow steps lead down to the main body of the garden, which is predominantly laid to lawn. This space features an additional patio area, currently utilised for a trampoline but equally suited for further outdoor seating. Leading to the foot of the garden, extra storage is neatly tucked away behind a well sized summerhouse/ storage shed.





Approximate total area⁽¹⁾

811 ft²
75.4 m²

(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.

GIRAFFE 360





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