



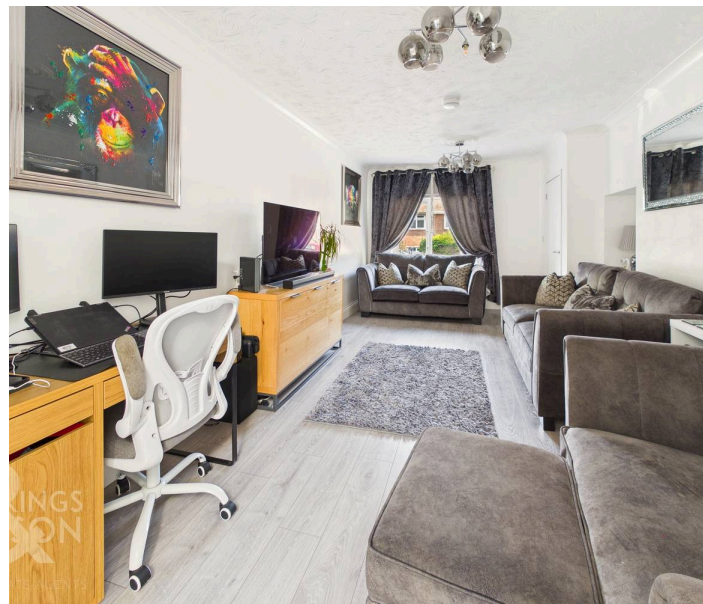
Robson Road, Norwich - NR5 8NZ



Robson Road

Norwich

Well positioned within close proximity to the UEA, UNIVERSITY HOSPITAL and TRANSPORT LINKS, this TERRACED FAMILY HOME offers over 1,000 SQ. FT (STMS) of beautifully appointed living accommodation, having been lovingly EXTENDED and MODERNISED by the current vendors. Step inside via the welcoming HALLWAY ENTRANCE, and discover the impressive 19' SITTING/DINING ROOM, perfect for both relaxation and entertaining, with generous natural light enhancing the sense of space. A VERSATILE GROUND FLOOR DOUBLE BEDROOM offers flexibility for guests, a home office, or additional living space, while the FULLY FITTED KITCHEN features INTEGRATED APPLIANCES and ample storage, complemented by a SEPARATE UTILITY ROOM for added convenience and keeping white goods tucked away. The ground floor also benefits from a modern W.C, whilst upstairs, THREE WELL-PROPORTIONED BEDROOMS open from the landing, providing comfortable accommodation for all the family. The REFITTED THREE PIECE FAMILY BATHROOM offers a stylish and contemporary finish, including a shower over the bath.



Stepping outside, the paved DRIVEWAY offers off-road parking for multiple vehicles, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED, having been beautifully LANDSCAPED and including a VERSATILE OUTBUILDING and covered patio.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Modernised Terraced Family Home Offering Over 1,000 Sq. Ft (stms) Of Living Accommodation
- Within Close Proximity To The UEA, University Hospital & Transport Links
- 19' Sitting/ Dining Room & Versatile Ground Floor Double Bedroom
- Fully Fitted Kitchen With Integrated Appliances & Separate Utility Room
- Four Bedrooms Arranged Over Two Floors
- Ground Floor W.C & Refitted Three Piece Family Bathroom
- Landscaped Private Garden With Substantial Outbuilding & Covered Seating Area
- Driveway Parking To Front

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

Set far back from the road, the property opens onto a paved driveway providing off-road parking for multiple vehicles, framed on either side by recently replaced timber panel fencing. The front of the home features a colourful range of potted plants and raised flower beds enclosed by wooden sleepers, with the main entrance set under an open porch and accessed via a few shallow steps.

THE GRAND TOUR

Stepping inside, the entrance hall offers a light and bright feel, with stairs rising to the first floor and doors opening to all accommodation. To the left, tiled flooring runs underfoot, continuing into the fully fitted kitchen. The space includes a wide range of wall and base storage units alongside integrated appliances, including a double oven, dishwasher, four-burner gas hob, and extractor above. Wrap around worktops provide plenty of room for food preparation, leading through to a separate utility room that offers further storage, space for a freestanding fridge/freezer, and under counter plumbing for a washing machine and tumble dryer. Useful integrated storage is tucked beneath the stairs, ideal for coats and shoes, alongside a convenient ground floor WC perfect for guests, and a door leading directly out into the garden. Across the hallway, you are welcomed into the heart of the home, the 19' sitting and dining room. Wood effect flooring runs underfoot, with the space accommodating a range of soft furnishing layouts alongside formal dining, currently featuring a desk setup at one end.

A further internal door leads to the extended portion of the home, a versatile space currently used as a well proportioned ground-floor double bedroom. This room boasts French doors opening directly onto the garden patio, as well as part-vaulted ceilings with a Velux window overhead, ensuring the space is flooded with natural light.

Ascending to the carpeted first floor landing, loft access is available overhead alongside an integrated airing cupboard, while doors lead to three well proportioned bedrooms. This includes two front-facing double bedrooms, both featuring built-in wardrobe space, uPVC double-glazed windows, and carpeted flooring. The final bedroom overlooks the garden and currently arranged with a single bed and storage furniture. All rooms are served by a modern, refitted three piece family bathroom featuring stylish floor-to-ceiling tiling, a shower over the bath with a folding glass screen, vanity storage below the sink, and a wall-mounted heated towel rail.

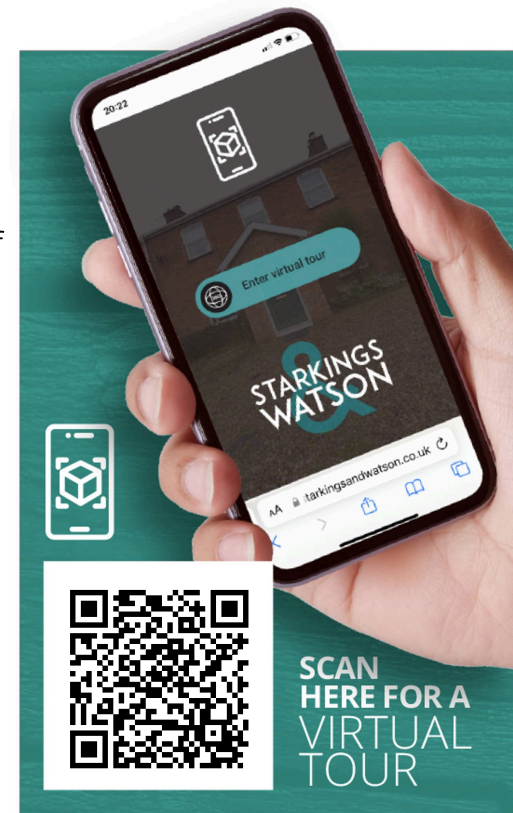
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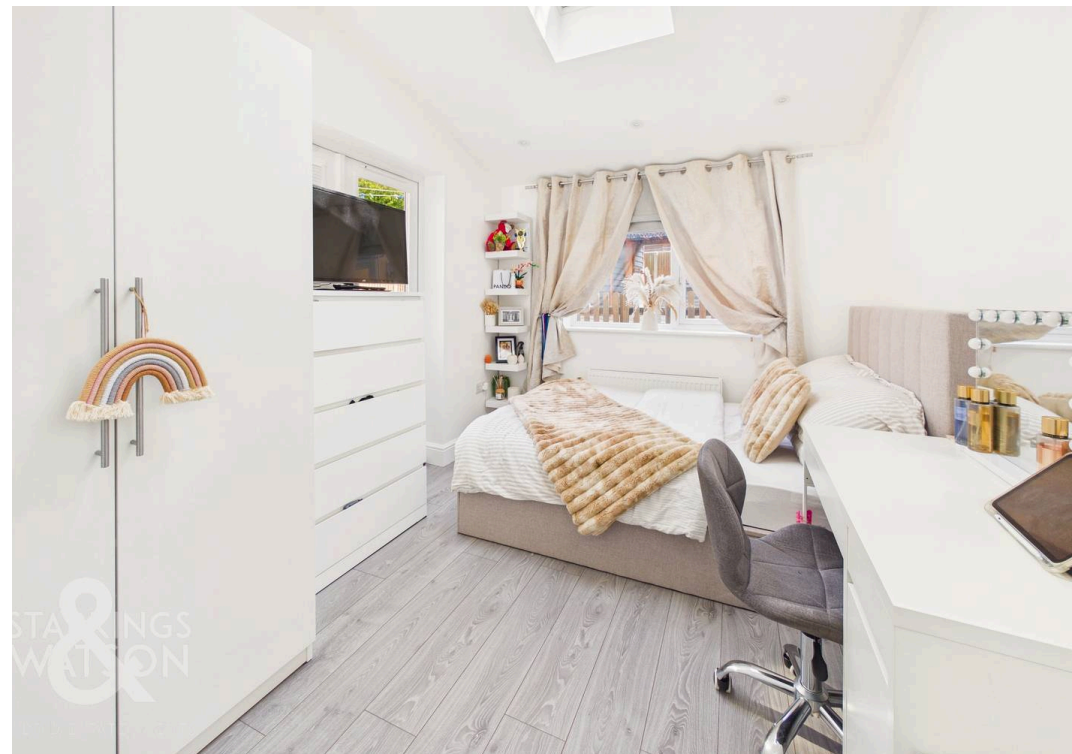
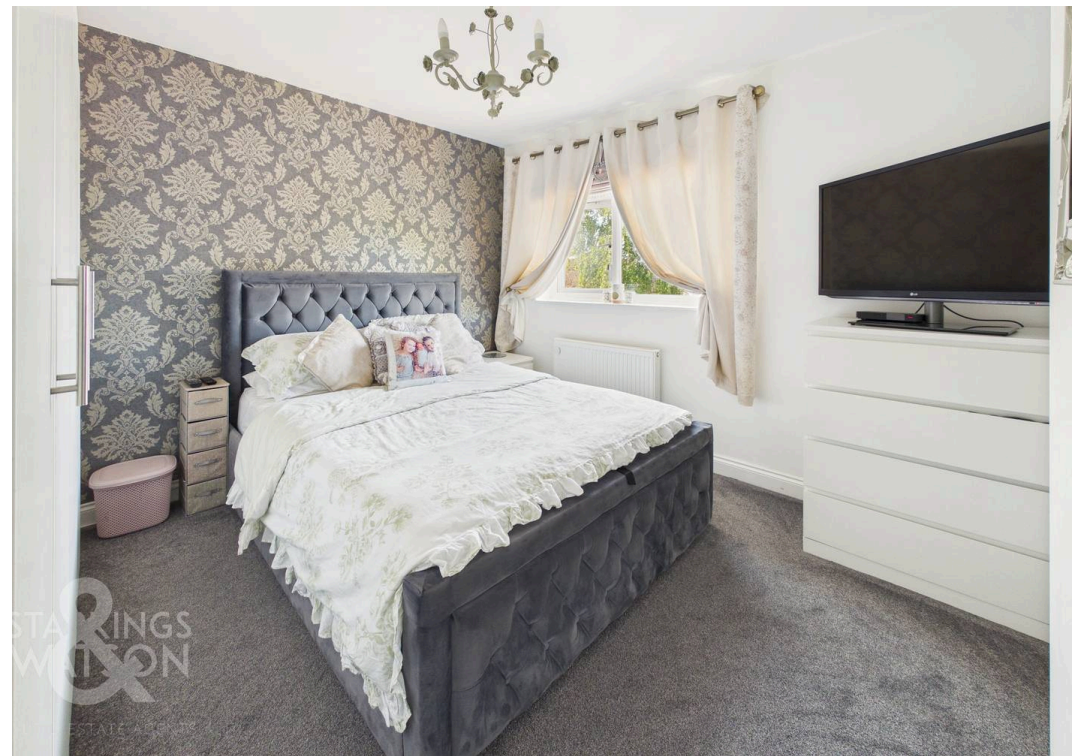
Postcode : NR5 8NZ

What3Words : [///shapes.length.online](https://www.what3words.com/shape/length/online)

VIRTUAL TOUR

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

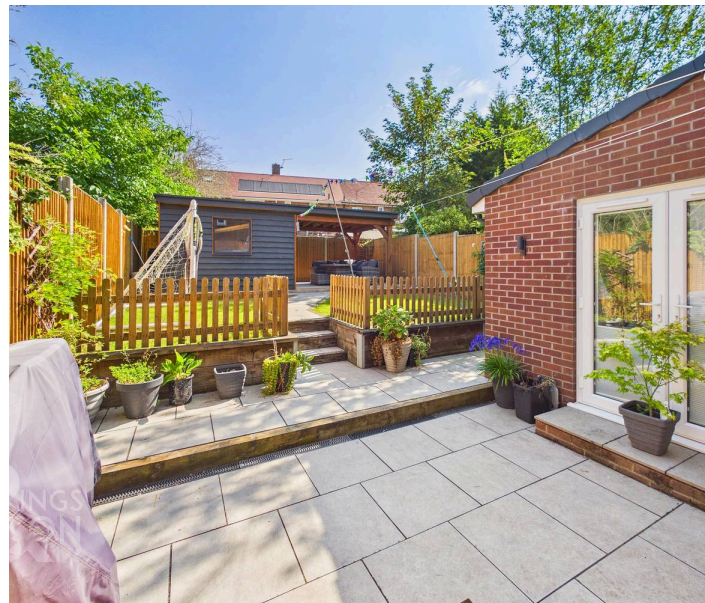






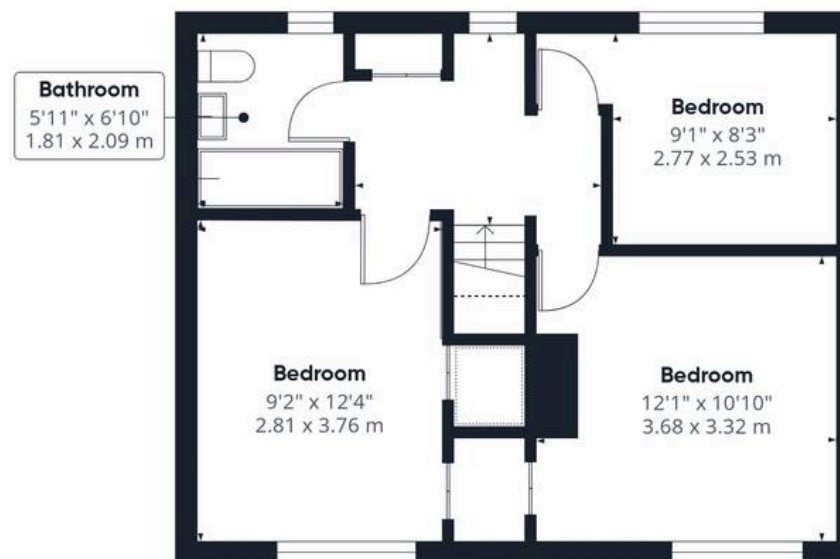
THE GREAT OUTDOORS

Heading outside, the private rear garden is fully enclosed by recently replaced timber panel fencing and opens directly onto a patio ideal for outdoor furniture to enjoy the summer months, with a wooden latch-and-brace side gate providing access through an underpass back to the front of the home. A few shallow steps lead past a decorative wooden picket fence to the main body of the garden, which features a laid lawn and a bisecting pathway leading to a versatile outbuilding at the end of the plot. Benefiting from power and finished with decorative cladding, this space extends to a covered patio seating area.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1005 ft²

93.3 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.

GIRAFFE360



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