



Bowthorpe Hall Road, Norwich - NR5 9AA

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS

## Bowthorpe Hall Road

Norwich

INCOMPARABLY LOCATED within the HISTORIC GROUNDS OF BOWTHORPE HALL, this EXTENDED SEMI-DETACHED COTTAGE offers in excess of 1,460 SQ.FT (stms) of VERSATILE LIVING ACCOMMODATION, perfect for modern family life or MULTI-GENERATIONAL LIVING. From the moment you step through the spacious HALLWAY ENTRANCE, you are greeted by a sense of space and flexibility, with direct access to both the MAIN RESIDENCE and the self-contained ANNEXE. The annexe boasts a KITCHEN, three piece SHOWER ROOM and a generous 16' DUAL ASPECT SITTING ROOM, ideal for guests, extended family, or independent living offering privacy and comfort. The main residence features a light filled 16' SITTING ROOM, leading to a 15' GARDEN ROOM perfect for DINING or as a further reception space for relaxing and entertaining while enjoying garden views. The FULLY FITTED KITCHEN is complemented by a separate UTILITY ROOM, providing ample storage and workspace.



Upstairs, THREE DOUBLE BEDROOMS await, including a LARGE MAIN BEDROOM with PART VAULTED CEILINGS and VELUX WINDOWS creating a bright and airy retreat. The accommodation is served by a three piece FAMILY BATHROOM with a shower over the bath and an additional two piece W.C for convenience. Stepping outside, the rear GARDEN is PRIVATE and FULLY ENCLOSED, with CARPORT PARKING adjacent to the property.

Council Tax band: B

Tenure: Freehold

- Extended Semi-Detached Cottage
- Incomparably Located Within Bowthorpe Village
- In Excess Of 1,460 Sq.Ft (stms) Of Living Accommodation
- Versatile Separate Annexe Including A Kitchen, Bedroom, Sitting Room & Shower Room
- 16' Sitting Room & 15' Dual Aspect Garden Room
- Three Bedrooms Within Main Residence
- Private & Enclosed Rear Garden
- Driveway & Carport Parking

The Norwich City suburb of Bowthorpe is situated just three miles west of the City Centre.

Bowthorpe Hall is known for it's historical significance, including various connections to the



medieval settlement and the site of the Grade two listed Bowthrope Hall built in the 17th century. This thriving part of Norwich offers a wealth of local amenities including, shops, medical centre, pharmacy, restaurants and schools. This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich Hospital and the University of East Anglia.

### SETTING THE SCENE

Set back from the road and surrounded by green space, the property features a paved driveway with wooden gates leading to additional carport parking. There is a separate entrance for the annex accommodation, while the main entrance to the home is found at the side under an open porch.

### THE GRAND TOUR

Upon entering the main entrance, the hallway provides a practical space for coats and shoes, with separate doors on either side leading to the annex and the main residence. To the left, the self contained annex opens into a generously sized 16' dual aspect sitting room with carpeted flooring and ample space for both soft furnishings and formal dining. The adjacent kitchen features tiled flooring, a range of wall and base units, plumbing for a washing machine, and freestanding space for an oven. The annex's double bedroom enjoys views overlooking the garden and includes a vanity sink to the corner. From the bedroom, a door leads to a split washroom featuring a glass enclosed shower cubicle with floor to ceiling tiling, which leads through to a separate two piece W.C. Returning to the entrance hall, the main residence opens into a second 16' sitting room, also enjoying a bright dual aspect flooding the room with natural light. This characterful space is centred around a brick feature fireplace with a wooden beam overhead, leading through to an inner hallway with stairs rising featuring integrated under stairs storage tucked away beneath.

A concertina door opens into the fully fitted kitchen, which offers tiled flooring and extensive storage with wrap around worktop space and undercounter space/ plumbing for a washing machine and dishwasher. Also from the inner hallway, a separate utility space provides additional storage and undercounter space for further white goods, with direct access to the garden. A wooden latch and brace door leads into the 15' garden room, this versatile, light filled space features underfloor heating and panoramic garden views, offering plenty of room for a large formal dining table and further soft furnishings.

Ascending the stairs to the carpeted first floor landing, you will find loft access overhead and doors opening to three well sized bedrooms. The first two double bedrooms offer carpeted flooring and ample furniture space, with the second featuring useful alcove space currently utilised for a desk and inset shelving. At the end of the landing, the substantial main bedroom suite features part vaulted ceilings and a Velux window, with the space currently divided into two distinct areas: an initial portion with fitted shelving and desk space used as a study, with useful eaves storage access to the side and a second section serving as a double bedroom, further benefitting from a large uPVC window.

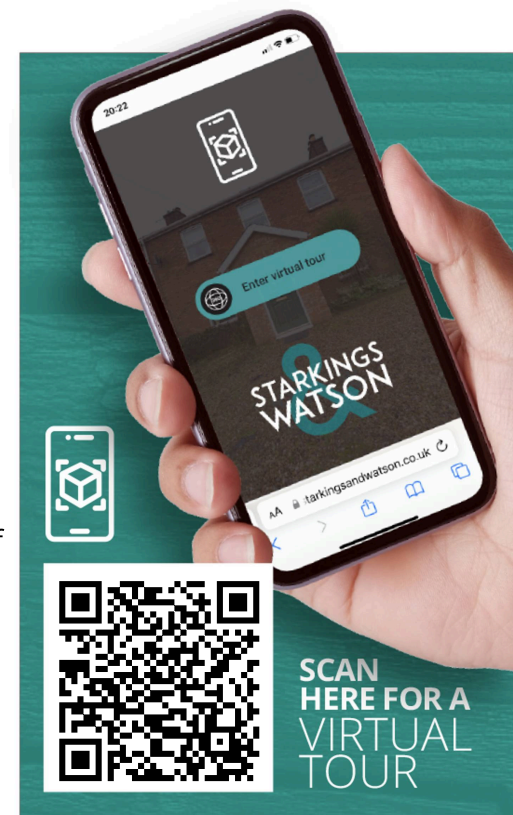
### FIND US

Postcode : NR5 9AA

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### VIRTUAL TOUR

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



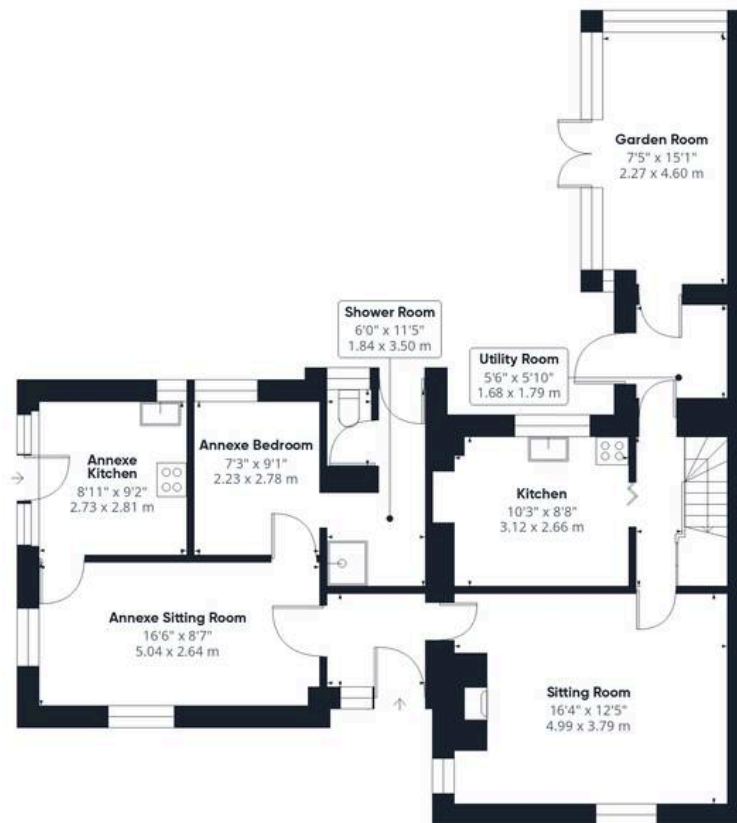




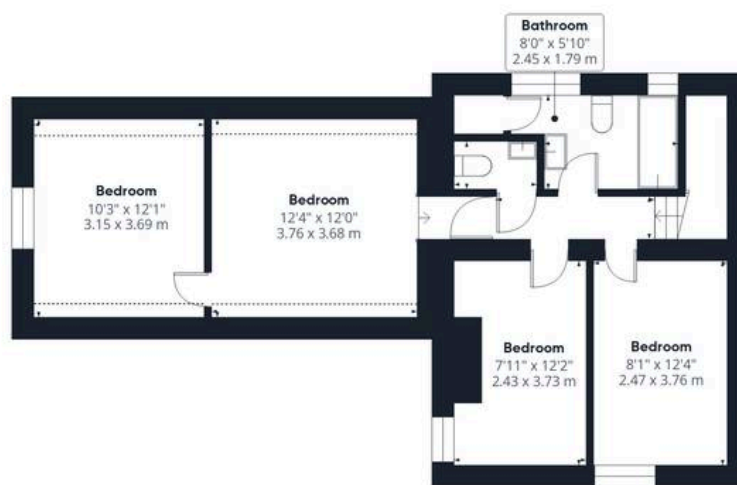
## THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed, initially offering a paved walkway that borders the home. This leads to a hard standing area perfect for outdoor furniture to enjoy the summer months, while the remainder of the garden is predominantly laid to a well maintained lawn. Further hard standing space provides the perfect spot for potted plants and features a well sized summer house at the foot of the garden. A wooden latch and brace gate at the side provides convenient access back to the carport and the front of the home.





Ground Floor



Floor 1



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

1467 ft<sup>2</sup>

136.3 m<sup>2</sup>

**Reduced headroom**

41 ft<sup>2</sup>

3.8 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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