



Ives Road, Norwich - NR6 6DY



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Norwich, Norwich

Prominently positioned withing easy access to the RING ROAD and CITY CENTRE, this SEMI-DETACHED HOUSE has been UPDATED and IMPROVED by the current vendors offering TURNKEY, ready to move in accommodation throughout. Stepping inside, you are welcomed to the spacious HALLWAY ENTRANCE, boasting integrated cupboard space for storing outdoor wear, with stairs rising to the first floor and a conveniently positioned W.C/ UTILITY ROOM. From here, the fully fitted KITCHEN can be found, offering a modern feel with BREAKFAST BAR seating for informal dining. The heart of the home is the 20' open plan SITTING and DINING ROOM, flooded with natural light from FRENCH DOORS opening directly onto the garden. Heading upstairs, THREE BEDROOMS open from the landing, including the MAIN BEDROOM with two sets of INTEGRATED WARDROBES. All bedrooms are served by the newly refitted three piece FAMILY BATHROOM, including a shower over the bath. Outside, ALLOCATED PARKING can be found adjacent, whilst the rear GARDEN is private and fully enclosed.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached House
- 20' Open Plan Sitting & Dining Room
- Modern Fully Fitted Kitchen With Breakfast Bar Seating
- Hallway Entrance With W.C/ Utility Room
- Three Bedrooms
- Brand New Three Piece Family Bathroom
- Adjacent Allocated Parking
- Private & Enclosed Rear Garden With Outside Store

Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is good access to the NDR and a regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by.

SETTING THE SCENE

Set back from the road behind a low level brick wall, the property offers an enclosed frontage designed with low maintenance in mind. The space is laid to shingle, with mature hedging along the border providing added privacy. The main entrance can be found to the front.



THE GRAND TOUR

Stepping inside, you are welcomed by a spacious hallway featuring integrated storage to the left, ideal for coats and shoes with an adjacent door opening to a convenient two piece W.C. and remodelled utility space with plumbing and electrics for a tumble dryer. LVT flooring runs underfoot and continues through to the fitted kitchen. The kitchen itself offers a range of wall and base units, with worktops wrapping around to form a useful breakfast bar, finished with tiled splashbacks for ease of maintenance. Under counter space is available for a washing machine and dishwasher, with further room for an 'American' style fridge freezer. From the kitchen, a doorway leads to the impressive 20' open plan sitting and dining room, featuring skimmed ceilings and LED spotlights. The sitting area allows for a variety of soft furnishing layouts with carpeted flooring underfoot, while the dining area offers plenty of space for a formal table. The entire room is flooded with natural light from uPVC double glazed windows and French doors that open directly onto the garden.

Ascending to the carpeted first floor landing, access is provided via a ladder to a fully boarded loft, in addition to a useful integrated airing cupboard. Doors lead to three well proportioned bedrooms. The main bedroom offers space for a large double bed, complemented by feature wall panelling and two sets of integrated wardrobes. The second bedroom also accommodates a double bed with plenty of room for dressing units, while the third room is a perfect single bedroom or home office. Completing the accommodation is the recently refitted three piece family bathroom, offering tiled flooring, floor to ceiling tiles around the bath with a shower overhead, a glass screen, vanity storage, and a wall mounted heated towel rail.

FIND US

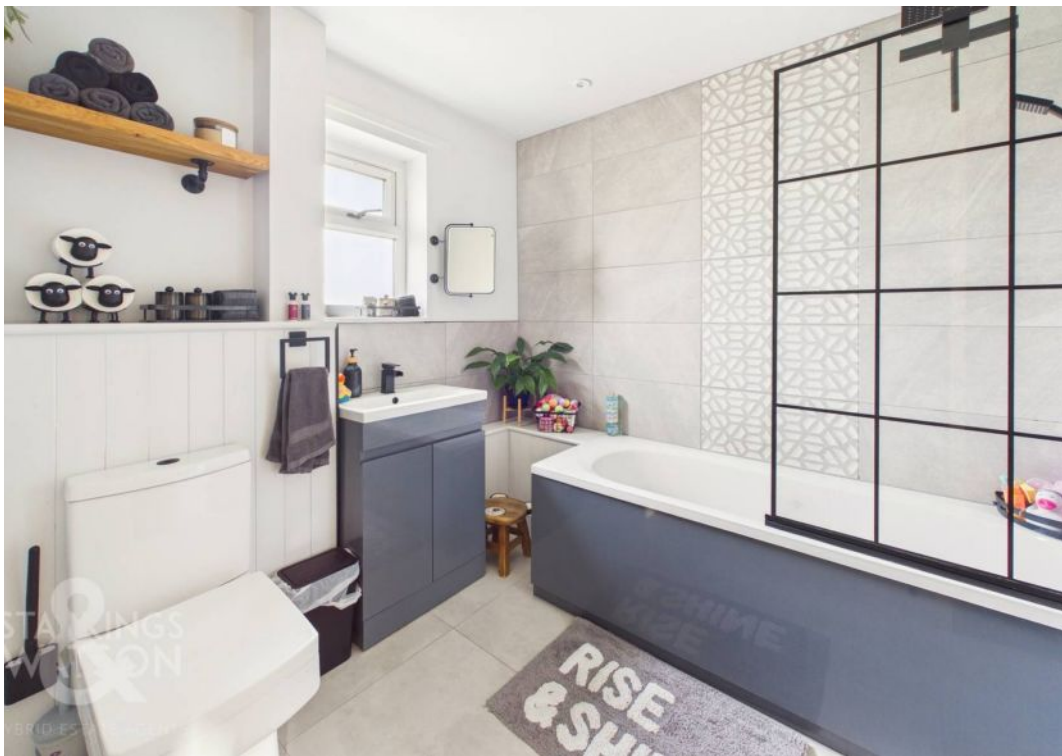
Postcode : NR6 6DY

What3Words : ///live.prom.edges

VIRTUAL TOUR

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



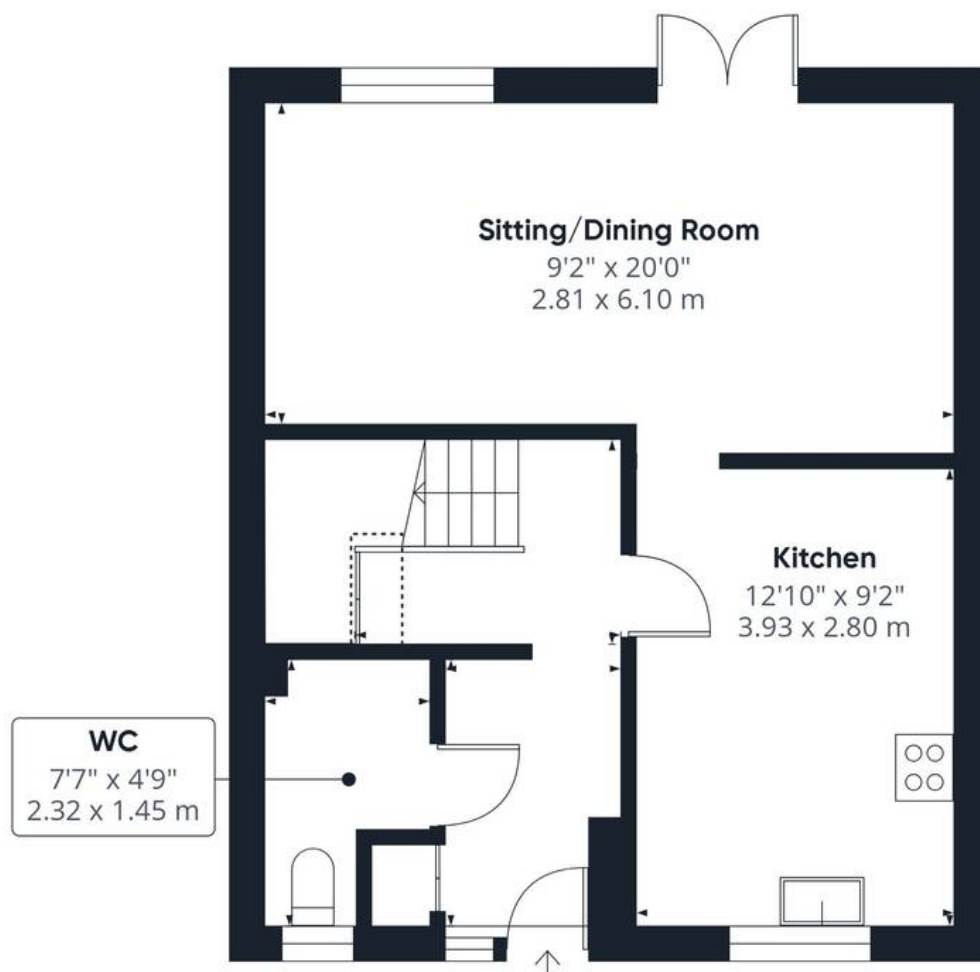




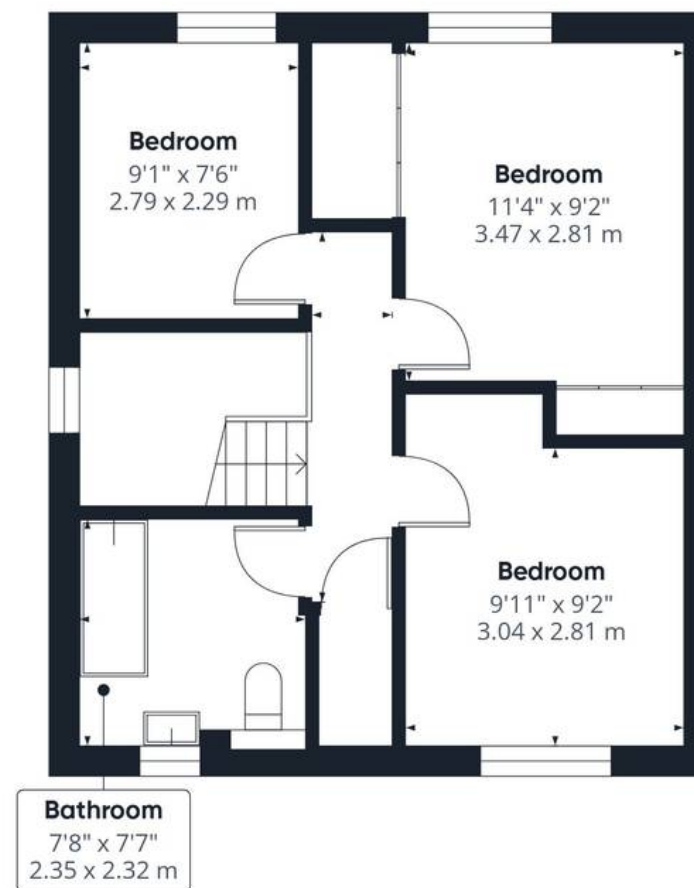
THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing. Side access provides convenient access to the allocated parking from a wooden latch and brace gate. The garden itself has been designed for low maintenance, laid to synthetic lawn with ample space for potted plants and outdoor furniture to enjoy the summer months. The space is completed by a substantial storage shed featuring French doors, positioned at the foot of the garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

842 ft²

78.3 m²

Reduced headroom

4 ft²

0.4 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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