



Weatherby Road, Norwich - NR5 9NH



Weatherby Road

Norwich

WELL POSITIONED on the fringes of the development, this WELL PRESENTED END-TERRACE TOWNHOUSE enjoys a desirable PEDESTRIANISED FRONTAGE, offering both privacy and a sense of community. Boasting OVER 1,100 SQ. FT (stms) of beautifully arranged living accommodation, the home welcomes you into a spacious entrance hall leading to a CONTEMPORARY FULLY FITTED KITCHEN with INTEGRATED APPLIANCES and AMPLE STORAGE. The impressive 15' SITTING ROOM, perfect for family gatherings, features FRENCH DOORS that seamlessly open to the inviting GARDEN ROOM ideal for relaxing or entertaining, enjoying a WARM ROOF for year round enjoyment. Arranged over two floors, the property offers THREE DOUBLE BEDROOMS, providing flexible space for family, guests, or home working. The MAIN BEDROOM benefits from an ENSUITE SHOWER ROOM and DRESSING ROOM, while the three piece FAMILY BATHROOM and a convenient GROUND FLOOR WC cater to busy lifestyles. Every room is thoughtfully finished, ensuring comfort and practicality throughout.



Step outside to discover a LARGER THAN AVERAGE, PRIVATE, and FULLY ENCLOSED LANDSCAPED GARDEN perfect for children, pets, or al fresco dining. The garden is designed for low maintenance enjoyment, with mature planting and ample space for outdoor seating. To the rear, a DETACHED GARAGE offers secure storage and includes an EV CHARGER, while DRIVEWAY PARKING provides space for additional vehicles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Well Presented End-Terrace Townhouse Offering In Excess Of 1,100 Sq. Ft (stms) Of Living Accommodation With Field Views
- Well Positioned Enjoying A Pedestrianised Frontage On The Fringes Of The Development
- 15' Sitting Room With French Doors Opening To The Garden Room
- Fully Fitted Kitchen With Integrated Appliances
- With 3kW Solar Array Capacity And Additional 11kW Battery
- Ground Floor WC, Family Bathroom & Ensuite Shower Room
- Larger Than Average Private & Fully Enclosed Landscaped Garden
- Detached Garage With EV Charger & Driveway Parking To Rear



The Norwich City suburb of Bowthorpe/Chapel Break is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries 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

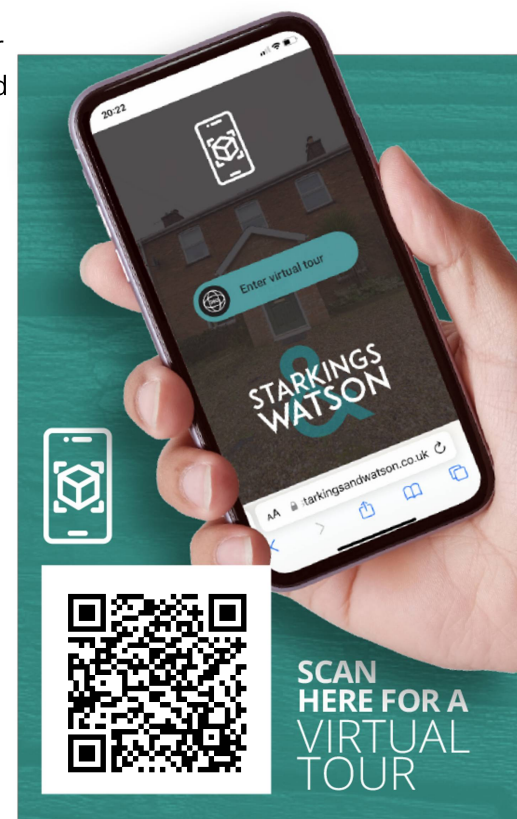
Tucked away at the end of a quiet pedestrianised pathway, the property enjoys a peaceful and private position, with a primarily lawned frontage providing a pleasant green outlook. A wooden latch-and-brace gate provides access through to the rear garden, while the main entrance is positioned to the front beneath an open porch.

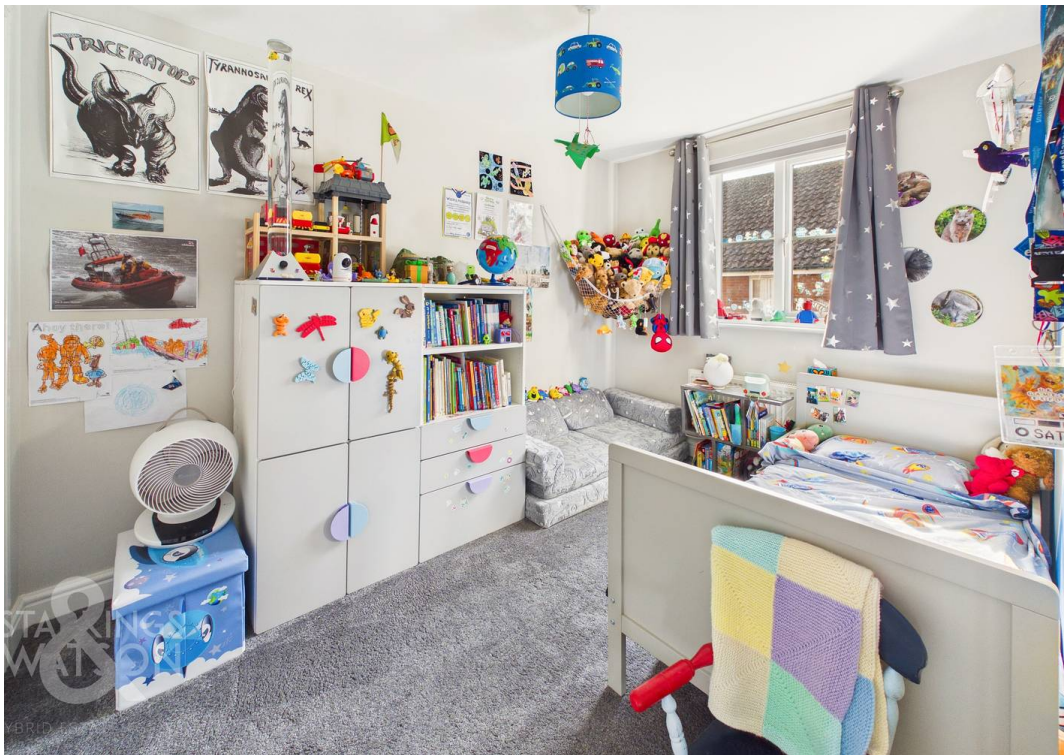
THE GRAND TOUR

Stepping inside, the welcoming entrance hallway provides access to the primary living accommodation, with stairs rising to the first floor and a convenient two piece WC, ideal for guests. To the right, the fully fitted kitchen offers plentiful storage from a comprehensive range of wall and base units, with generous worktop space wrapping around the room. Integrated appliances include an oven, four burner gas hob and fitted extractor above, while under counter plumbing is provided for both a dishwasher and washing machine. At the end of the hallway, you are welcomed into the heart of the home, the generous 15' sitting room. Useful integrated storage is tucked beneath the stairs, providing an ideal solution for keeping coats and shoes neatly out of sight. Wood effect flooring runs underfoot, while an attractive feature electric fire creates a warm focal point. There is ample space for comfortable soft furnishings alongside a dining table, making this a versatile family and entertaining space. Internal French doors lead through into the extended garden room, which enjoys panoramic views across the garden. Fully uPVC double glazed and benefiting from a warm roof, the room provides an excellent additional living space suitable for year round enjoyment, with further French doors opening directly onto the garden.

Ascending to the carpeted first floor landing, an integrated storage cupboard provides useful additional storage, while doors lead to the first two bedrooms. The larger 14' double bedroom is currently arranged as a family room/home office and benefits from plentiful integrated wardrobe storage, offering excellent versatility and the option to revert to a spacious double bedroom if required. The second bedroom which overlooks field views is currently utilised as a single bedroom but would comfortably accommodate a double bed if desired. Alternatively, the room would make an excellent home office or study, with continued integrated wardrobe storage adding further practicality. Completing the first floor, the three piece family bathroom features a bath with shower over and attractive decorative tiling.

Continuing to the second floor landing, you are welcomed into the main bedroom suite. The spacious main bedroom features wood effect laminate flooring and generous proportions, comfortably accommodating a large double bed together with additional furniture and storage. This also has the beautiful views of the fields. An open walkway leads through to the dedicated dressing area, where twin integrated wardrobes provide excellent storage. A further door opens into the refitted ensuite shower room, finished with stylish herringbone effect flooring and featuring a large walk in shower enclosure with glass door and rainfall showerhead. A wall mounted heated towel rail completes the room.







THE GREAT OUTDOORS

Outside, the larger than average rear garden is a particular feature of the property, enjoying a private and fully enclosed setting with timber panel fencing. To the side of the home, a laid lawn and small patio provide a useful seating area, with gated access leading back towards the front. Raised sleeper enclosed borders are well stocked with a range of mature shrubs and established plantings, while the remainder of the garden is predominantly laid to lawn, creating a generous and versatile outdoor space. A further raised shingle area extends towards the garage, where a secondary wooden latch-and-brace gate provides access out to the driveway. A separate pedestrian door opens directly into the garage, offering convenient access and additional practicality.



FIND US

Postcode : NR5 9NH

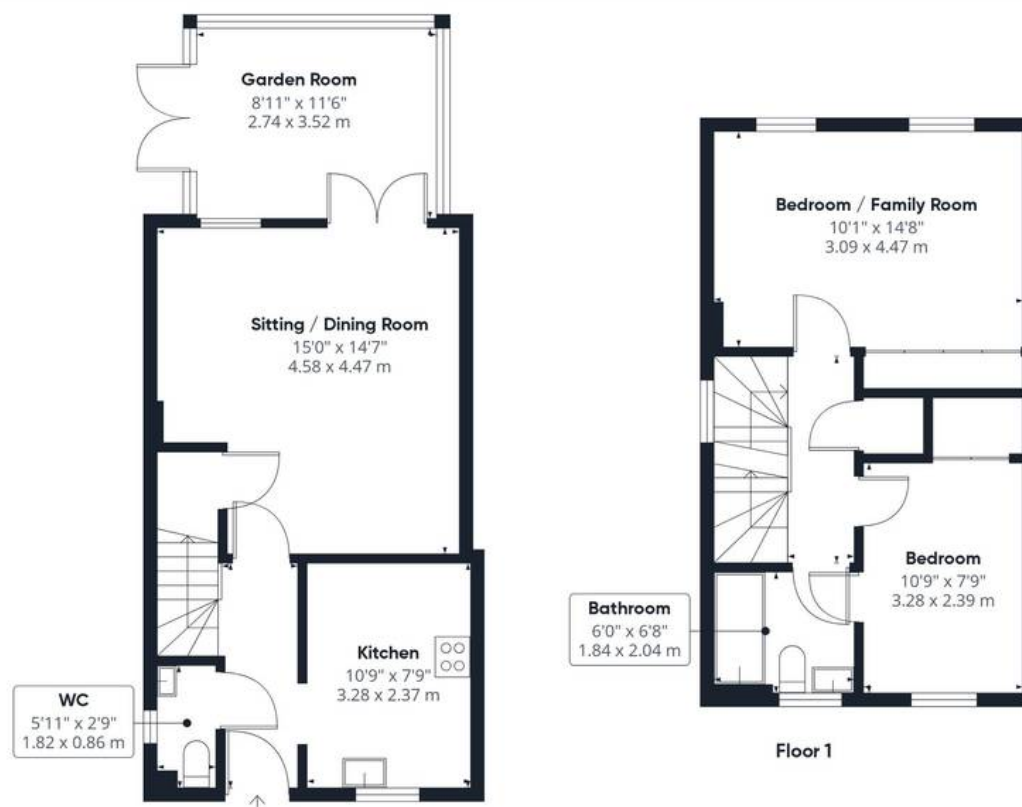
What3Words : [///download.multiply.chess](https://www.what3words.com/#!/download/multiply.chess)

VIRTUAL TOUR

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

AGENTS NOTES

Solar is a 3.04kW array. Batteries have 11.6 kWh of capacity.



Ground Floor



Floor 2



Approximate total area⁽¹⁾

1110 ft²
103.1 m²

Reduced headroom

33 ft²
3.1 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.