



Scott Road, Norwich - NR1 1YR

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS

## Scott Road

Norwich

Situated within WALKING DISTANCE TO THE CITY CENTRE and TRAIN STATION, this UPDATED and MODERNISED GROUND FLOOR APARTMENT offers a superb blend of traditional character and contemporary comfort, making it an ideal choice for professionals. Step into the impressive 16' BAY FRONTED SITTING ROOM, where DUAL ASPECT WINDOWS flood the space with natural light and WOOD EFFECT FLOORING adds a stylish, low-maintenance finish. The HIGH GLOSS KITCHEN is both sleek and practical, featuring INTEGRATED COOKING APPLIANCES and ample storage, perfect for preparing meals. The DOUBLE BEDROOM also benefits from WOOD EFFECT FLOORING, creating a warm and inviting retreat, while the HIGH SPECIFICATION BATHROOM boasts a modern shower, generous storage, and STUNNING AQUA-BOARD SPLASH-BACKS for a touch of luxury. Additional features include GAS FIRED CENTRAL HEATING and uPVC DOUBLE GLAZING throughout, ensuring year-round comfort and energy efficiency. With ALLOCATED PARKING FOR ONE VEHICLE, this apartment delivers practical living in a prime location.



Council Tax band: A

Tenure: Leasehold

- Walking Distance to the City Centre & Train Station
- Updated & Modernised Ground Floor Apartment
- 16' Bay Fronted Sitting Room with Dual Aspect Windows & Wood Effect Flooring
- High Gloss Kitchen with Integrated Cooking Appliances
- One Double Bedroom with Wood Effect Flooring
- High Specification Bathroom with a Shower, Storage & Stunning Aqua-Board Splash-backs
- Gas Fired Central Heating & uPVC Double Glazing
- Allocated Parking for One Vehicle

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.



## SETTING THE SCENE

The property is accessed via a secure ground floor entrance, where an entry telecom system takes you to the ground floor.

## THE GRAND TOUR

Once inside, the hall entrance offers attractive wood effect flooring with a side facing window allowing for excellent natural light, alongside a useful built-in storage cupboard. At the far end of the hall, the dual aspect sitting room enjoys a light and bright feel with a walk-in bay style window and continued wood effect flooring underfoot. A door takes you to the adjacent kitchen which has been re-fitted with a contemporary L-shaped high gloss range of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with glass splash-back and extractor fan. Space is provided for a fridge freezer and washing machine, with a front facing window and wall mounted gas fired heating boiler.

The double bedroom is finished with a neutral decor and wood effect flooring underfoot. The adjacent family bathroom has been re-fitted to include a contemporary three piece suite including a panelled bath with a thermostatically controlled twin head rainfall shower, storage under the hand wash basin, wood effect flooring and aqua board splashbacks.

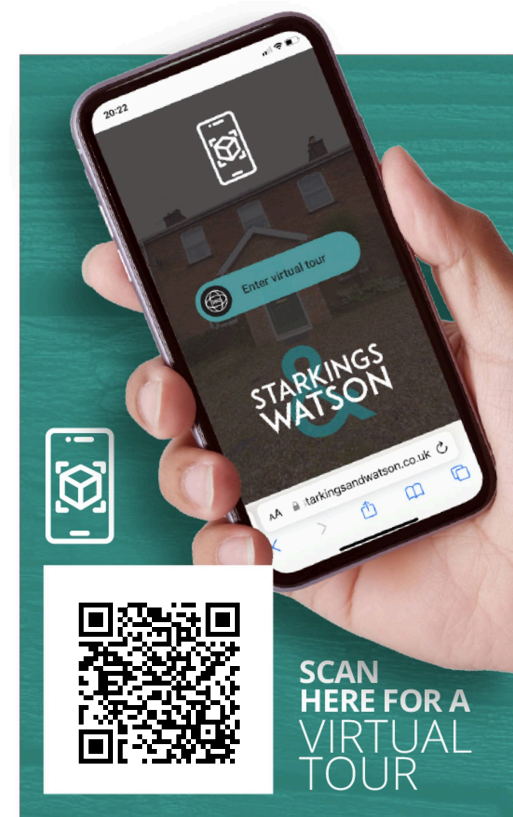
## FIND US

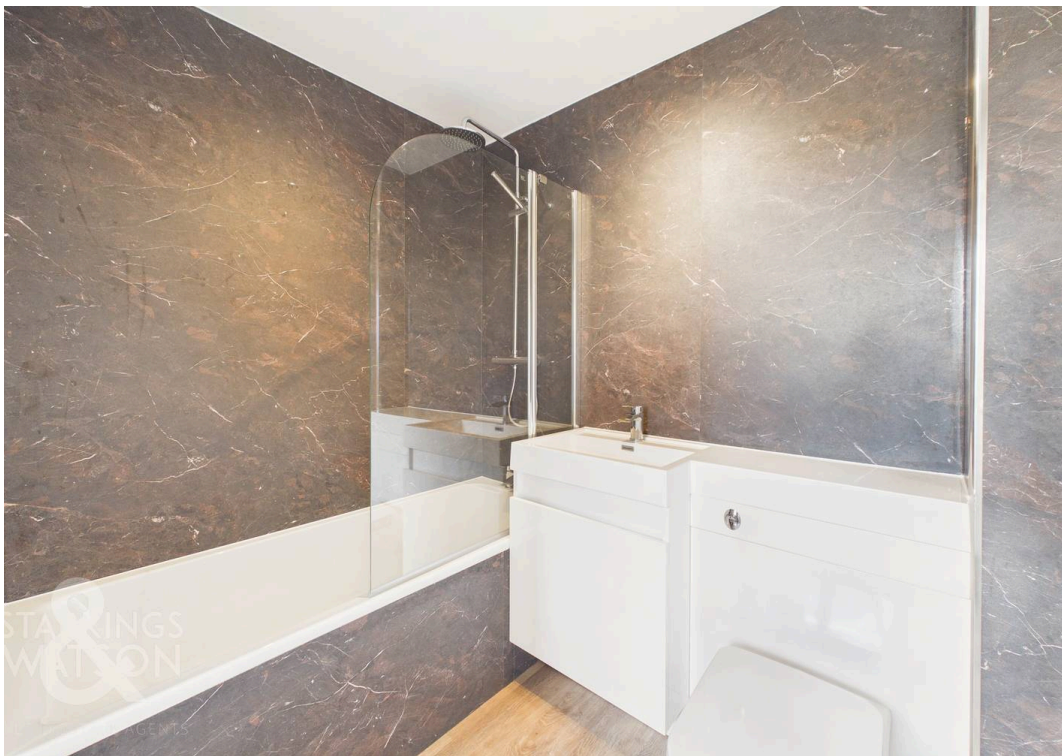
Postcode : NR1 1YR

What3Words : ///goad.wages.hurray

## VIRTUAL TOUR

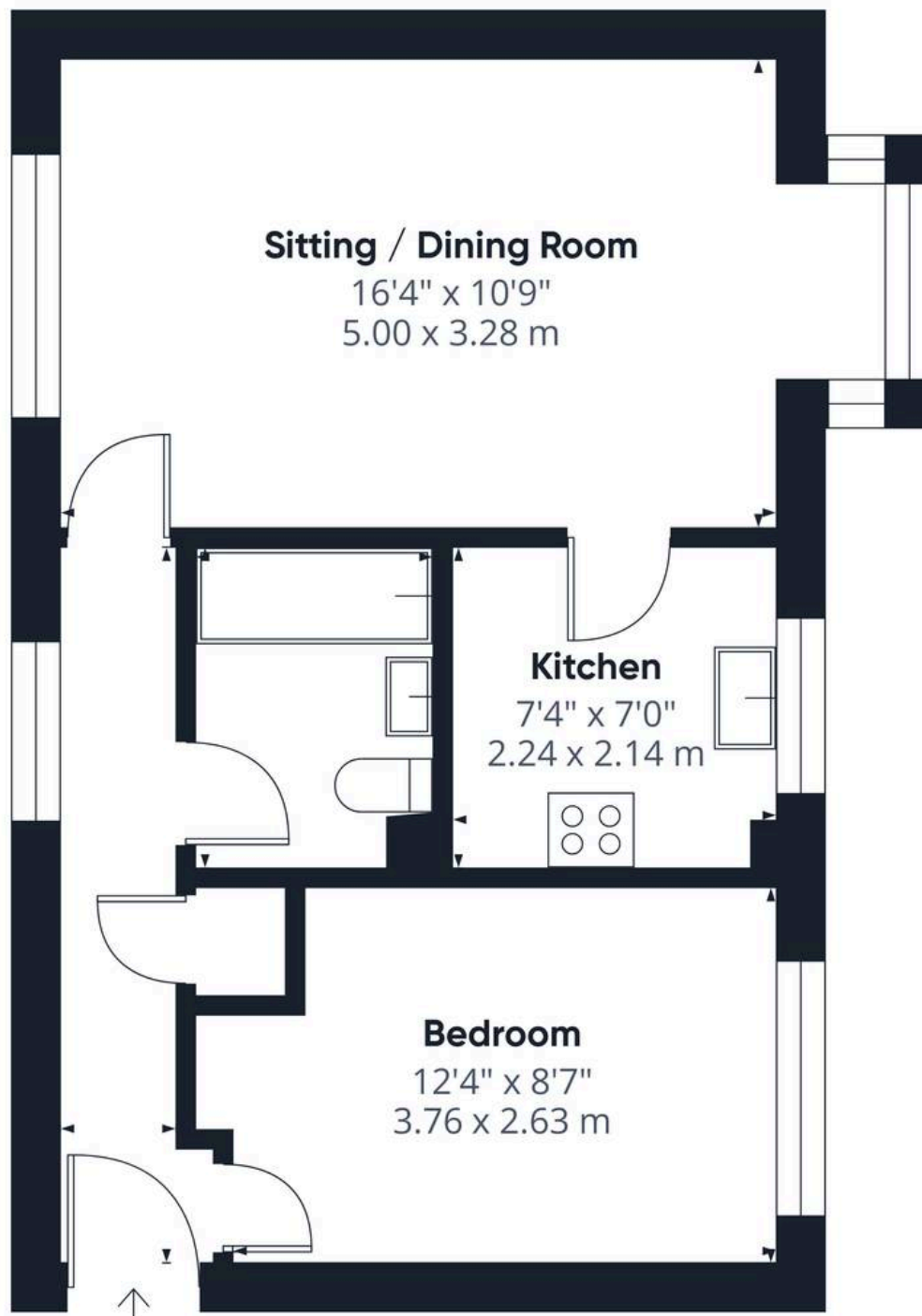
View our virtual tour for a full 360 degree of the interior of the property.





THE GREAT OUTDOORS  
Thorpe Park offers a range of communal  
green space throughout the development.





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

441 ft<sup>2</sup>  
40.9 m<sup>2</sup>

(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**





## Starkings & Watson Hybrid Estate Agents

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