



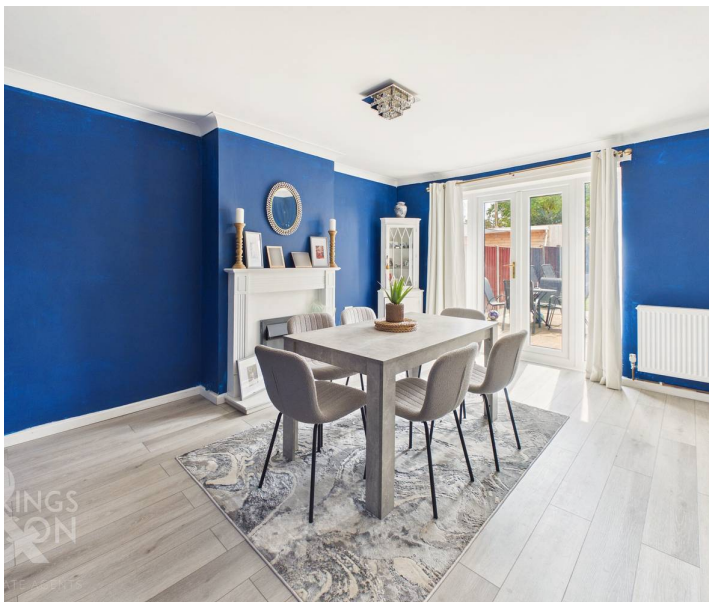
Cere Road, Norwich - NR7 8JU



## Cere Road

Norwich

Enjoying a TUCKED AWAY POSITION within walking distance to local AMENITIES and TRANSPORT LINKS, this SEMI DETACHED CHALET FAMILY HOME offers over 1060 SQ. FT (stms) of beautifully presented living accommodation. Benefiting from MULTIPLE RECENT UPGRADES including NEW FLOORING throughout, a freshly RENDERED FRONT, and a REPLACED FLAT ROOF, this home is ready for you to move straight in. Step through the HALLWAY ENTRANCE with stairs rising to the first floor, leading you into the inviting SITTING ROOM, perfect for relaxing evenings. The SEPARATE 15' DINING ROOM, complete with FRENCH DOORS opening onto the garden patio, creates a seamless flow for entertaining and family gatherings. The impressive 18' DUAL ASPECT MODERN KITCHEN/BREAKFAST ROOM features INTEGRATED APPLIANCES and a CORNER LARDER CUPBOARD with double doors and BUILT-IN SHELVING. With FOUR BEDROOMS arranged over two floors, there is flexibility for family living, home working, or guest accommodation. The FOUR PIECE FAMILY BATHROOM is a true retreat, boasting a SPA BATH and a WALK IN SHOWER for ultimate relaxation. Throughout, the property includes a sense of space, privacy, and modern comfort, all complemented by its sought-after location and practical layout.



Step outside to discover the SOUTH FACING, PRIVATE, and ENCLOSED GARDEN, a true extension of the living space. The garden offers a LOW MAINTENANCE and is easily accessed via the SIDE PASSAGE, the kitchen, or the DINING ROOM FRENCH DOORS, immediately bringing you onto a LARGE FLAGSTONE PATIO that spans the width of the property.

Council Tax band: C

Tenure: Freehold

- Semi Detached Chalet Family Home Offering Over 1060 Sq. Ft (stms) Of Living Accommodation
- Quiet Tucked Away Positioning Within Walking Distance To Amenities & Transport Links
- Sitting Room & Separate 15' Dining Room With French Doors Opening To The Garden Patio
- 18' Dual Aspect Modern Kitchen/ Breakfast Room With Integrated Appliances
- Four Bedrooms Over Two Floors
- Four Piece Family Bathroom With Spa Bath And Walk In Shower
- South Facing Private & Enclosed Garden
- Quiet Tucked Away Location With Brick Weave Driveway Parking And Garage

You will find Sprowston to the north of the Cathedral City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.



## SETTING THE SCENE

Offering a quiet and tucked-away position, the property is set back from the road behind a low-maintenance frontage, predominantly laid to decorative slate shingle, with an expansive brick-weave driveway providing off-road parking for multiple vehicles. The front elevation has recently been re-rendered, creating a fresh and contemporary appearance. The main entrance is discreetly positioned to the side of the property, where the brick-weave driveway continues to the garage, accessed via an up-and-over door.

## THE GRAND TOUR

Stepping inside, the welcoming entrance hallway features newly laid wood-effect flooring, with doors providing access to all the ground floor accommodation. Directly off the hallway is the recently refitted four-piece family bathroom, comprising an open walk-in shower with rainfall shower head and glass splashback, a spa bath, vanity storage beneath the wash basin and a large wall-mounted heated towel rail. LED spotlights overhead complete the modern finish. At the end of the hallway, the front-facing sitting room continues with the wood effect flooring and offers ample space for a variety of soft furnishings, centred around a contemporary electric wall mounted fire. Adjacent is the first of four bedrooms, a well-proportioned single room offering space for a single bed and benefiting from double integrated wardrobes cleverly positioned beneath the stairs. At the end of the hallway, you are welcomed into the heart of the home, the impressive open plan living space. The 15' dining room comfortably accommodates a formal dining table and is centred around a feature fireplace, while French doors open directly onto the garden, flooding the room with natural light. Beyond, the 18' dual aspect modern kitchen provides a sociable and practical space, incorporating a breakfast bar and ample room for freestanding furniture, together with further access to the garden. The kitchen itself comprises a comprehensive range of wall and base units, complemented by generous worktop space and tiled splashbacks for ease of maintenance. Integrated appliances include double ovens, a dishwasher, inset glass hob and extractor. A particular highlight is the impressive corner larder cupboard, accessed via double doors and featuring internal lighting and fitted shelving, providing excellent additional storage.

Ascending the stairs to the carpeted first floor landing, doors open to three further bedrooms, including two well proportioned front facing double bedrooms. The main bedroom benefits from carpeted flooring, ample space for a large double bed and extensive integrated wardrobe storage. The adjacent second bedroom also comfortably accommodates a double bed and features an integrated cupboard to the corner. The final bedroom is a versatile single room overlooking the rear garden, making it equally well suited as a child's bedroom, home office or study.

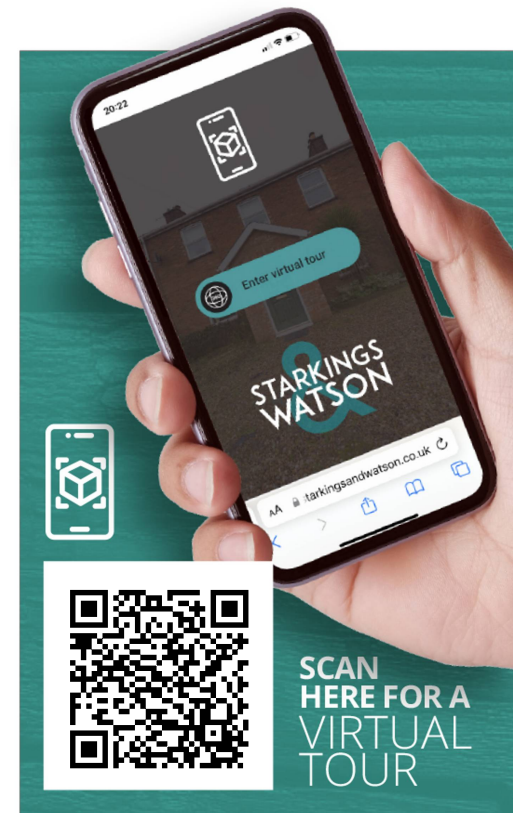
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## VIRTUAL TOUR

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





## THE GREAT OUTDOORS

The garden can be accessed via the side passage of the house, the kitchen or the dining room French doors. Immediately you will find yourself on a large flag stone patio spreading the width of the property, an Ideal spot to enjoy a coffee in the sunshine or for outside entertaining with friends and family. The remaining garden is laid with low maintenance artificial grass, and surrounded by panel fencing, an ideal place for children and pets to play. There is also a large garage to the side with an up and over door to front, perfect for storing outside equipment, outside tap and security lighting.





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

1065 ft<sup>2</sup>  
99 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>  
0.3 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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