



Horsford Street, Norwich - NR2 4LW

**STARKINGS
&
WATSON**

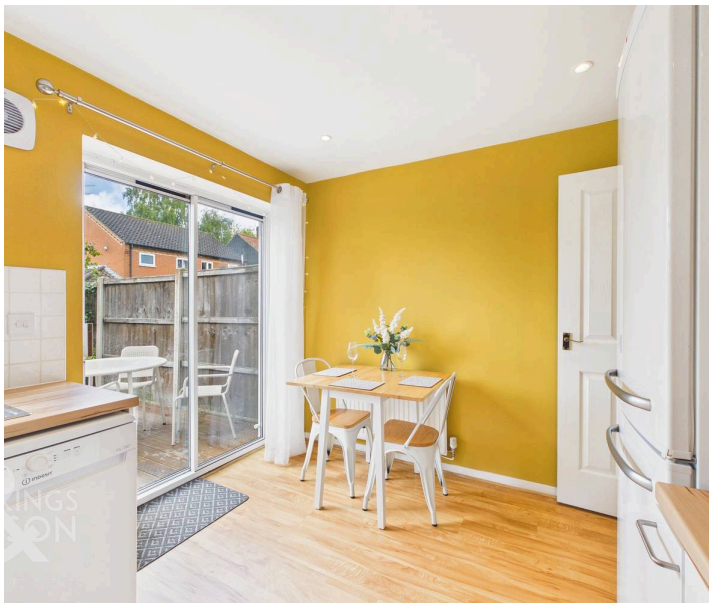
HYBRID ESTATE AGENTS



Horsford Street

Norwich, Norwich

NO CHAIN! Tucked away in a quiet CUL-DE-SAC, this MODERNISED and IMMACULATELY PRESENTED END-OF-TERRACE HOUSE offers a superb blend of contemporary comfort and convenient living, all within WALKING DISTANCE TO LOCAL AMENITIES, THE CITY CENTRE, and excellent TRANSPORT LINKS. Step inside to the spacious 15' SITTING ROOM, perfect for relaxing or entertaining guests. The stylish KITCHEN/DINING ROOM features INTEGRATED APPLIANCES and ample space for family meals, with a bright, airy feel enhanced by views over the rear garden. Upstairs, TWO DOUBLE BEDROOMS are accessed off a central landing, each offering generous proportions and plenty of natural light. The three piece FAMILY BATHROOM includes a shower over the bath and is finished to a high standard, providing a comfortable and practical space for daily routines.



This home is beautifully presented throughout, with neutral décor and quality finishes that create a move-in-ready environment. DRIVEWAY PARKING to the front ensures convenience for residents and visitors alike, while the mature PRIVATE GARDEN is larger than average and FULLY ENCLOSED.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Modernised & Immaculately Presented End-Of-Terrace House With New Boiler & Hive Installed December 2024
- Within Walking Distance To Local Amenities, The City Centre & Transport Links
- Spacious 15' Sitting Room & Potential For Future Extension Or Reconfiguration (STPP)
- Kitchen/ Dining Room With Integrated Appliances
- Two Double Bedrooms Off Landing
- Larger Than Average Mature Private & Enclosed Wraparound Garden
- Driveway Parking To Front



Located in the heart of Norwich City Centre to provide an urban retreat with excellent transport links, whilst being far enough away from the hustle and bustle, but within convenient walking distance to Marriott's Way and Anderson's Meadow for paddle boarding, kayaking and swimming. Popular near by locations include Gibraltar Gardens, Harry's Soul Station and The Belle Vue. This property has the rare balance of urban convenience while having the access to nature.

SETTING THE SCENE

The property can be found set back from the road with a low maintenance shingle frontage and adjacent driveway parking. The main entrance is positioned to the front under an attractive open porch.

THE GRAND TOUR

Stepping inside, you are welcomed into the bright and airy 15' sitting room, flooded with natural light from front facing windows. This space features skimmed ceilings with LED spotlights, full height built in storage cupboard and hard flooring underfoot, while stairs rise to the first floor with additional integrated storage tucked away neatly beneath and further space for a home office or desk setup. The room offers a versatile layout for a variety of soft furnishings, with a door at the rear opening into the kitchen and dining room. The kitchen itself is fitted with a range of wall and base units alongside a suite of integrated appliances, including an oven and a four burner gas hob with an extractor above. Wrap around worktops are complemented by tiled splashbacks and under counter lighting, while additional space and plumbing are provided for a washing machine and dishwasher. The dining area comfortably accommodates a formal table and chairs, with sliding glass doors leading directly onto the raised garden decking and enclosed garden.

Ascending to the carpeted first floor landing, loft access can be found with partial boarding for convenient storage with doors leading to two well proportioned double bedrooms. The main bedroom offers ample space for a large double bed and storage furniture, while the second bedroom is currently a guest room and workspace but could easily accommodate a double bed if required. Centrally located from the landing, the three piece family bathroom completes the accommodation, featuring a shower over the bath with a glass screen, a wall-mounted heated towel rail, two deceptively spacious

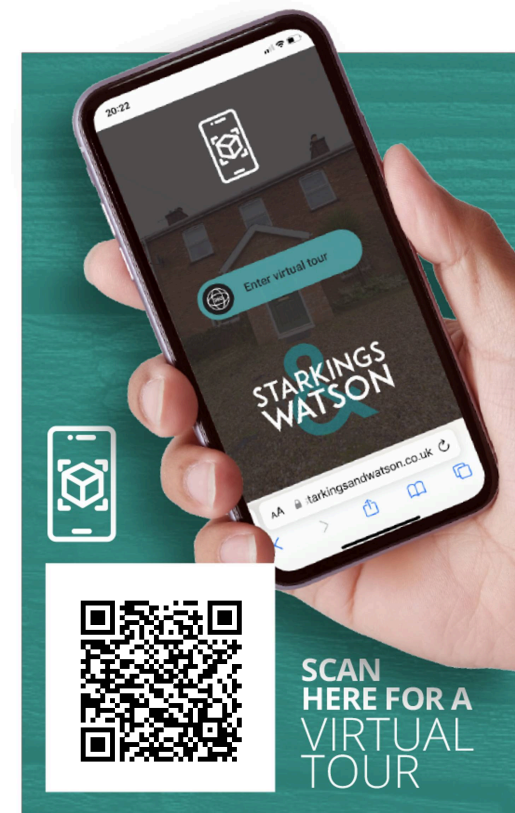
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What3Words : ///newly.magma.melon

VIRTUAL TOUR

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

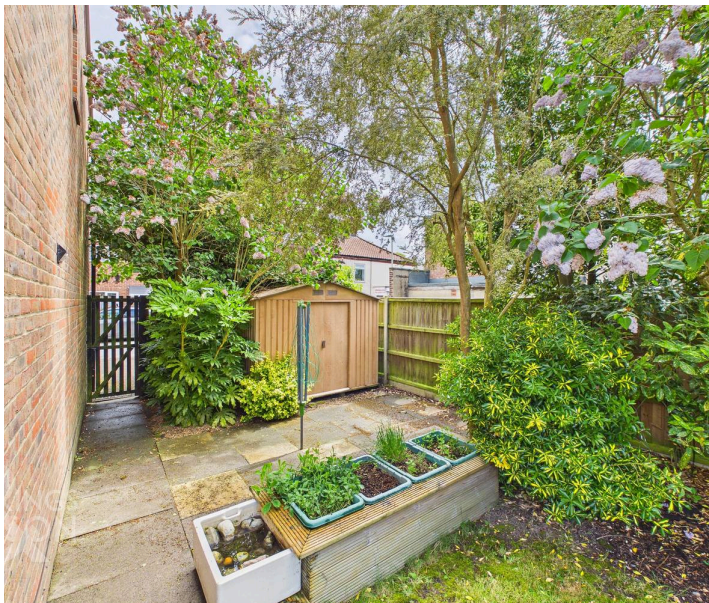






THE GREAT OUTDOORS

Stepping outside, the private and fully enclosed rear garden occupies a larger-than-average wraparound plot, creating a wonderfully established, secure and secluded outdoor space. The garden opens onto a large 18m² raised wooden decking area, ideal for outdoor dining and entertaining, with sliding doors connecting seamlessly back to the kitchen/dining room. The surrounding space is predominantly laid to lawn and framed by an attractive variety of mature trees, shrubs and established planting, offering greenery, privacy and pleasant outlooks throughout the seasons. Tucked away towards the rear, a charming timber arbour creates an idyllic retreat — a peaceful spot to relax surrounded by mature greenery. Continuing down the side of the home, a flagstone patio leads to a useful storage shed and side access gate returning to the driveway. The high-quality fencing includes concrete posts and gravel boards, providing durability and low-maintenance appeal, and ideal for children and pets. Subject to the usual planning consents, the generous wraparound plot and end-of-terrace position may also offer potential for future extension or reconfiguration, whilst still retaining excellent outside space for entertaining and everyday living.





Approximate total area⁽¹⁾

542 ft²

50.4 m²

Balconies and terraces

195 ft²

18.1 m²

Reduced headroom

6 ft²

0.6 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.

GIRAFFE 360



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