



Maid Marian Road, Norwich - NR4 6DE

**STARKINGS
& WATSON**

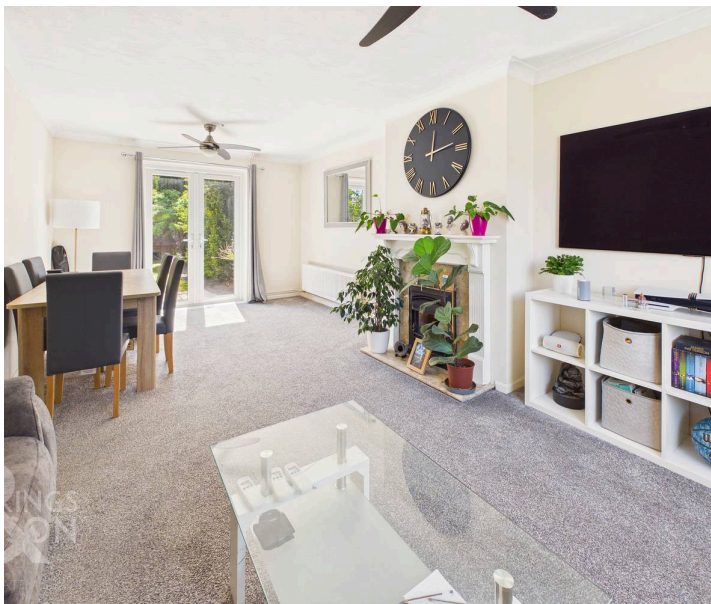
HYBRID ESTATE AGENTS



Maid Marian Road

Norwich, Norwich

Occupying a generous CORNER PLOT POSITION, this MODERNISED SEMI-DETACHED HOUSE offers an exceptional blend of space, style, and convenience, making it perfect for families or professionals seeking easy access to LOCAL AMENITIES, THE CITY CENTRE and TRANSPORT LINKS. Step inside through a welcoming HALLWAY ENTRANCE that leads seamlessly into a bright and airy 19' DUAL ASPECT SITTING & DINING ROOM, where natural light floods in from both sides and FRENCH DOORS open directly onto the garden, creating a wonderful indoor-outdoor flow ideal for entertaining or relaxing. The recently refitted WREN KITCHEN impresses with its sleek finish and INTEGRATED APPLIANCES and EXTENSIVE STORAGE, providing both practicality and contemporary style for modern living. Upstairs, THREE BEDROOMS off the landing offer comfortable accommodation for all the family, while a modern SHOWER ROOM & SEPARATE W.C ensure convenience and privacy, especially for busy households. Stepping outside, the PRIVATE & ENCLOSED SOUTH FACING GARDEN is perfect for alfresco dining,



children's play, or simply unwinding in the sunshine. Additionally the VERSATILE BRICK OUTBUILDING has been converted to a LIVING SPACE - presenting endless possibilities as a HOME OFFICE, gym, studio, or guest accommodation. The property also benefits from DRIVEWAY PARKING for multiple vehicles.

Council Tax band: B

Tenure: Freehold

- Modernised Semi-Detached House
- Generous Corner Plot Positioning
- Versatile Brick Outbuilding Converted To Living Space
- 19' Dual Aspect Sitting & Dining Room
- Recently Refitted Wren Kitchen With Integrated Appliances
- Three Bedrooms Off The Landing
- Private & Enclosed South Facing Garden
- Driveway Parking For multiple Vehicles

Located on the fringes 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

Set back from the road, the property features a generous frontage with a gated driveway providing off road parking for multiple vehicles. This borders a substantial front garden, which is fully enclosed by well maintained hedging and laid to lawn, with the main entrance located at the front of the home.

THE GRAND TOUR

Stepping inside, the spacious entrance hallway provides a perfect meet and greet space with plenty of room for storing coats and shoes. An internal door leads through to the inner hallway, where stairs rise to the first floor and integrated storage is tucked neatly away beneath. Hard flooring runs underfoot and continues into the recently refitted Wren kitchen, which offers direct access to the garden. This modern space features extensive storage from a range of wall and base units, alongside integrated appliances including an oven, gas hob with extractor above and a dishwasher, with further under counter plumbing available for a washing machine. Adjacent to the kitchen, the heart of the home is the dual aspect enjoying 19' sitting and dining room, centred around a charming feature fireplace. This versatile space is finished with carpeted flooring and offers ample room for various soft furnishing layouts, while the dining area provides the perfect spot for a formal table with French doors opening directly onto the garden patio.

Ascending to the carpeted first floor landing, you will find loft access and doors leading to three well proportioned bedrooms. The main bedroom enjoys a front facing aspect with continued carpeted flooring and integrated storage. The second double bedroom also benefits from built in wardrobe space, while the final room is a versatile single, ideal for use as a home office or study. Completing the accommodation is the modern split washroom, comprising a two piece shower room with a glass enclosed cubicle, vanity storage below the sink and a heated towel rail, with a separate W.C conveniently located across the hall.

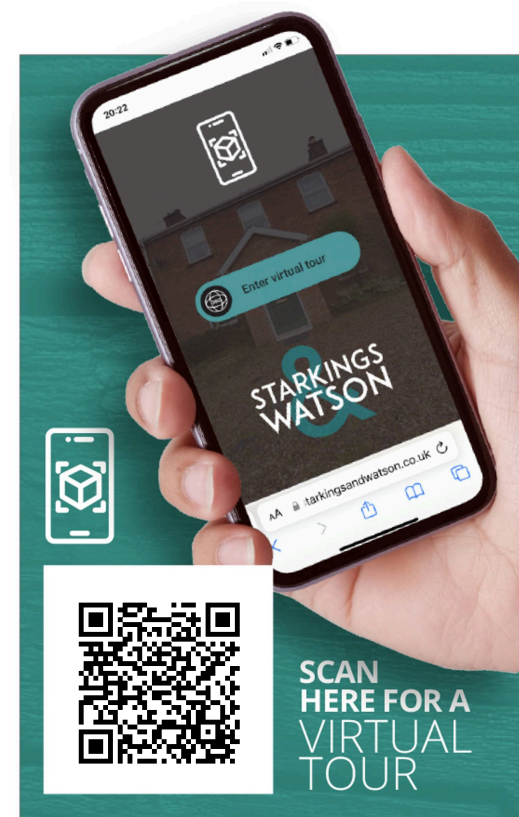
FIND US

Postcode : NR4 6DE

What3Words : ///upset.tops.incomes

VIRTUAL TOUR

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

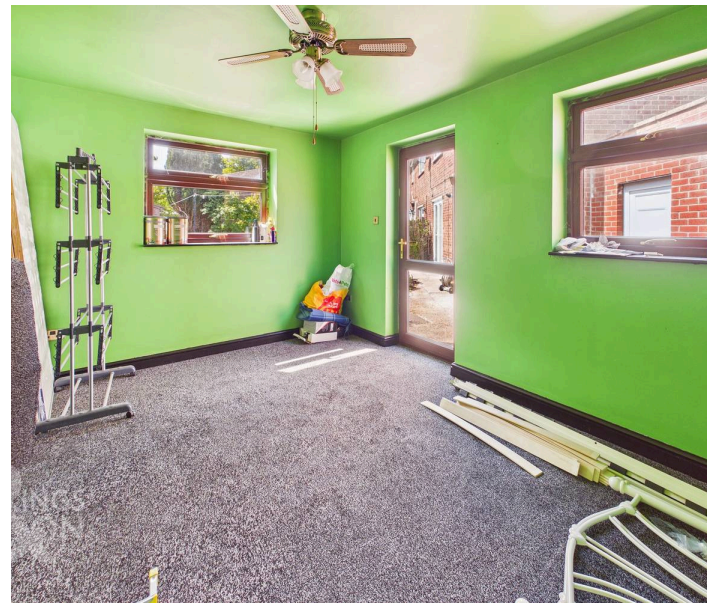


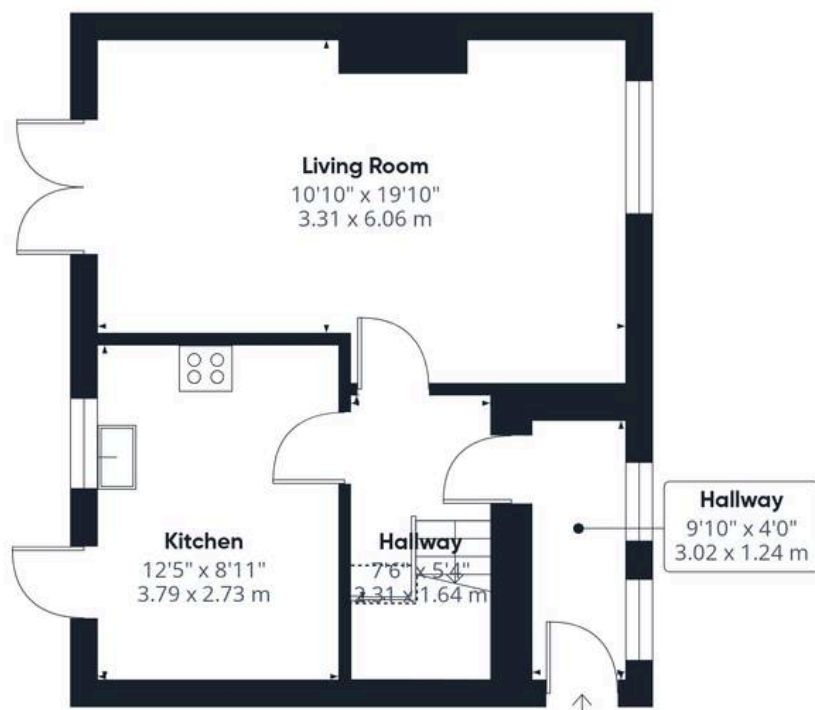




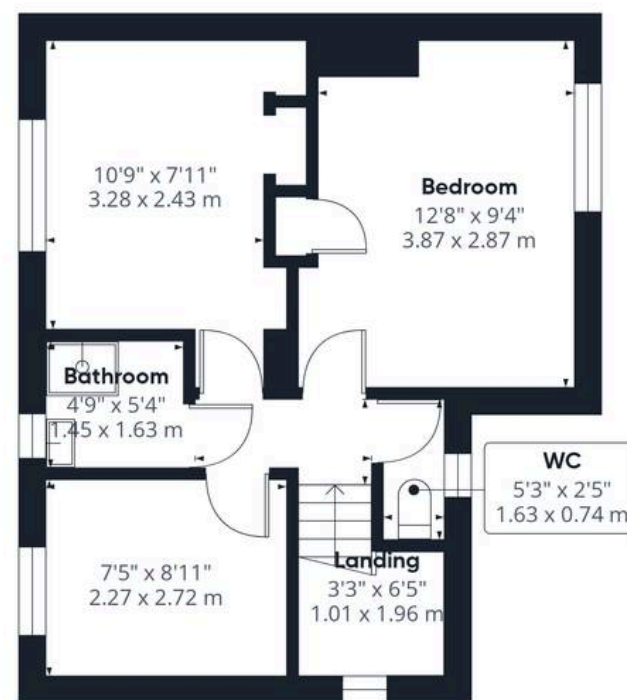
THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed, benefiting from a desirable south facing aspect that ensures the space is bathed in sunlight throughout the day. The garden enjoys a mature feel thanks to the established tree lining and surrounding flower beds, which are home to a colourful range of plantings and shrubs. The area is predominantly laid to a well maintained lawn with pathways bisecting the space, leading to a timber shed at the foot of the garden as well as a substantial patio space adjacent to the property that is ideal for outdoor furniture. For added convenience, a pedestrian access door leads through to the driveway, while a further door opens to a substantial brick outbuilding. This outbuilding has been fully converted and offers power and lighting, providing incredible versatility for a range of uses such as a home office, gym, or studio.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

932 ft²
86.6 m²

Reduced headroom

3 ft²
0.3 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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