



Oak Lane, Norwich - NR3 3QG

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Oak Lane

Norwich

NO CHAIN! This LINK-DETACHED FAMILY HOME is positioned tucked away in a quiet CUL-DE-SAC setting, boasting IN EXCESS OF 1,250 Sq. Ft (stms) of living accommodation. Step inside to the welcoming HALLWAY ENTRANCE offering useful INTEGRATED STORAGE, perfect for storing outdoor wear and a conveniently located two-piece W.C. Positioned at the rear of the property, the 18' SITTING ROOM is flooded with natural light from FRENCH DOORS, providing views of the private garden. Across the hall, the 18' KITCHEN and DINING ROOM enjoys a DUAL ASPECT. Ample room is available for formal dining and the kitchen includes a full suite of INTEGRATED APPLIANCES and a SIDE PORCH offers useful storage and access to the rear. Upstairs you will find FIVE BEDROOMS from the landing, four of which enjoy a DUAL ASPECT ensuring a light and bright feel, serviced by a centrally located three-piece FAMILY BATHROOM including a shower over the bath.



Stepping outside, convenience is key with ample DRIVEWAY PARKING, a CARPORT and GARAGE, perfect for a growing family. The mature rear GARDEN is PRIVATE and FULLY ENCLOSED and enjoys a TREE LINED REAR ASPECT.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Link Detached Family Home
- 18' Dual Aspect Kitchen & Dining Room
- 18' Sitting Room with French Doors
- Five Bedrooms
- Quiet Cul-De-Sac Setting
- Private & Enclosed Rear Garden with a Tree Lined Rear Aspect
- Expansive Driveway Parking, Carport & Garage

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the cul-de-sac, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.



SETTING THE SCENE

The property can be found set back from the road with an enclosed frontage offering a range of mature plantings, trees and shrubs leading to an expansive driveway, carport and further garage. The main entrance can be found to the side of the property beneath the carport above.

THE GRAND TOUR

Stepping inside, the spacious hallway entrance offers stairs rising to the first floor with an integrated storage cupboard perfect for storing outdoor wear including coats and shoes and a conveniently located two piece W.C. Stepping to the left, the 18' sitting room offers wood flooring underfoot with large French doors opening out to the garden and ensuring the room is well lit. The space is centred around a feature fireplace and allows for a range of soft furnishing layouts and storage furniture. Across the hallway the 18' kitchen and dining room enjoys a dual aspect and offers a full suite of integrated appliances including a fridge, freezer, Neff double oven, four burner gas hob and extractor above. An expansive range of wall and floor based storage cupboards cater for storage needs with worktop space in abundance for food preparation and plenty of room can be found for a large formal dining table. A door at the end of the kitchen opens to the fully enclosed rear porch offering storage space as a boot room with access leading out to the garden.

Ascending the stairs to the galleried first floor landing, loft access can be found above whilst doors open to five bedrooms. The 16' main bedroom enjoys a dual aspect with carpeted flooring running underfoot, a radiator and uPVC double glazed windows with the two smaller double rooms enjoying the same benefits. The two final rooms offer space for a single bed, one of which is currently used as a study, the other including a sink and vanity storage beneath. completing the accommodation, a three piece family bathroom can be found centrally from the hallway, offering a shower over the bath with a primarily tiled splashback and roof mounted spotlights above.

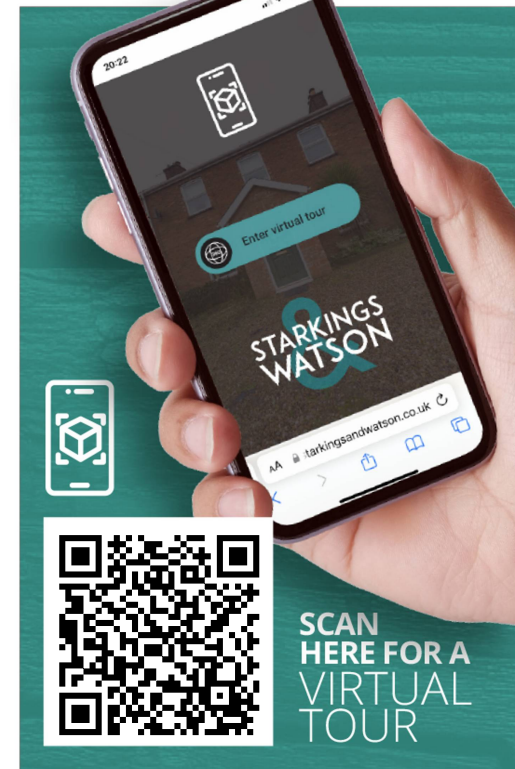
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VIRTUAL TOUR

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



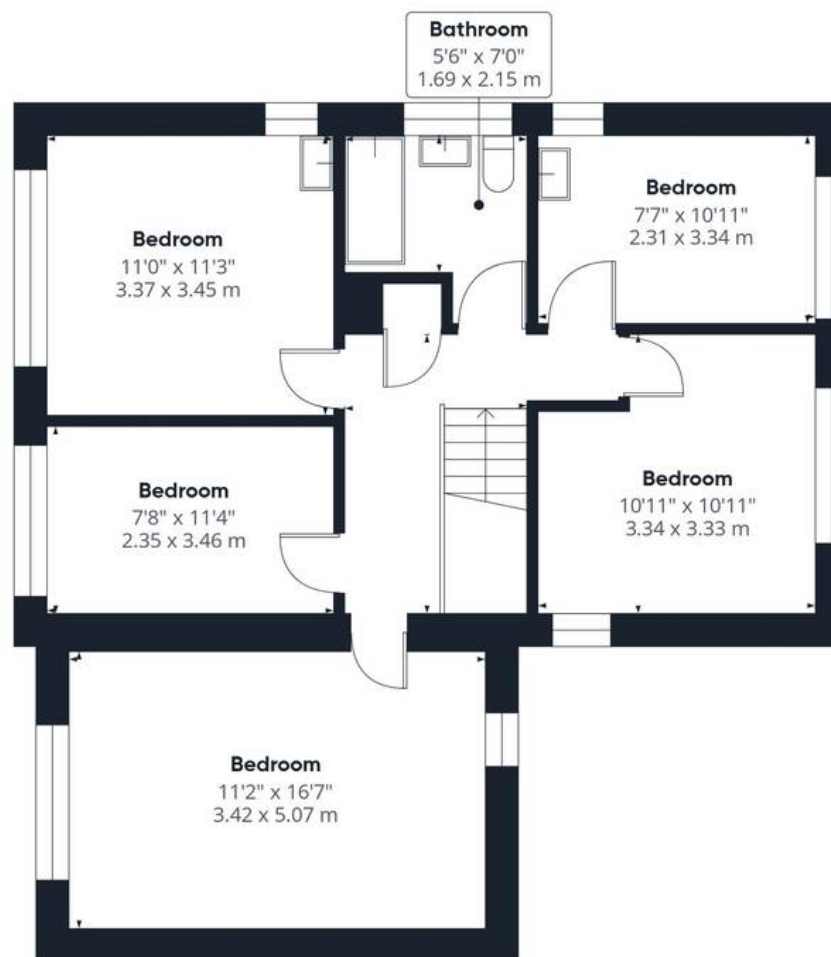




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing enjoying a tree lined rear aspect. Initially opening to a flagstone patio perfect for outdoor seating to enjoy the summer months. Two wooden latch and brace side gates provide access to either side of the property whilst pedestrian access can be found to the garage. The remainder of the garden is laid to a well maintained lawn with a range of shrubs, plantings and well established trees lining the border. At the end of the garden, a timber shed can be found, flower beds and a further flagstone patio.





Approximate total area⁽¹⁾

1276 ft²

118.6 m²

Reduced headroom

7 ft²

0.7 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





Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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