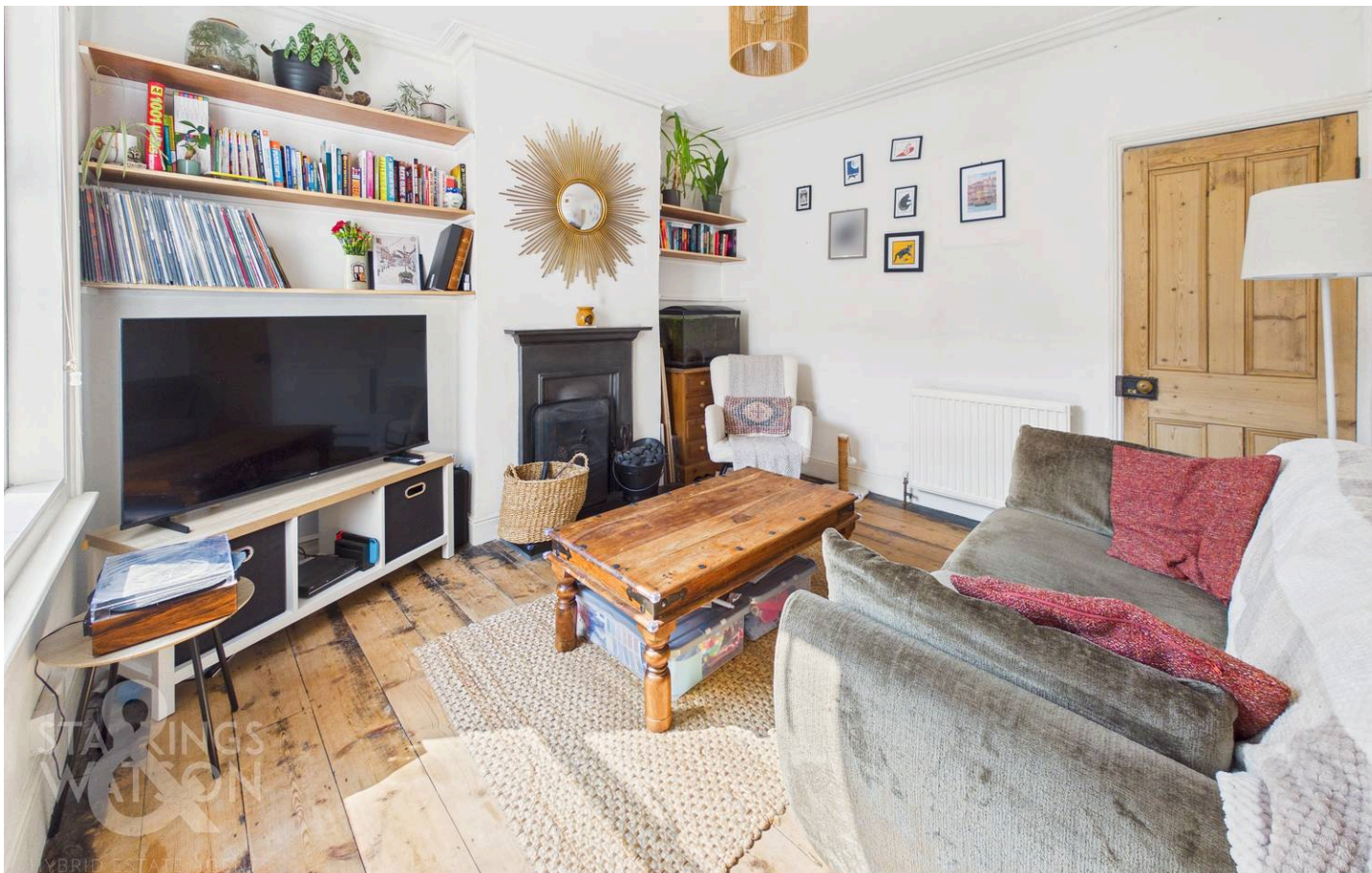




Gertrude Road, Norwich - NR3 4SF

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Gertrude Road

Norwich

This BEAUTIFULLY PRESENTED MID-TERRACE HOME is perfectly positioned in a SOUGHT-AFTER CITY LOCATION, offering an ideal blend of comfort, style, and convenience. The vendors have already FOUND THEIR ONWARD PURCHASE, making this a fantastic opportunity for a swift and seamless move. Step inside and discover a welcoming ENTRANCE HALL that leads to SEPARATE SITTING AND DINING ROOMS, both TASTEFULLY DECORATED to create inviting spaces for relaxation and entertaining. The RECENTLY MODERNISED KITCHEN boasts SLEEK INTEGRATED APPLIANCES and contemporary finishes, providing a practical and stylish environment for every-day living with a similarly attractive and modernised FAMILY BATHROOM suite just behind this. Upstairs, THREE WELL-PROPORTIONED BEDROOMS offer flexible accommodation for families, guests, or home working.



Located just a SHORT WALK from local amenities and public transport links, daily errands and commuting are effortless, while the property's position BACKING ONTO MOUSEHOLD HEATH provides a unique sense of peace and privacy from the bisected rear garden offering an open lawn space boarded by planting beds leading to a patio seating area also.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Mid Terrace Home
- Popular City Location
- Separate Sitting & Dining Rooms Each Tastefully Decorated
- Recently Modernised Kitchen With Integrated Appliances
- Contemporary Family Bathroom With Rainfall Showerhead Over The Bath
- Three Bedrooms
- Lawned Rear garden With Patio Seating Space, Shed Storage & Planting Beds
- Short Walk To All Amenities & Public Transport Links



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 excellent local bus routes 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 is set back from the street where a lower level brick wall gives way to gentle steps leading you towards the front door and porch entrance.

THE GRAND TOUR

Once inside, the porch creates the ideal space to slip off coats and shoes before heading into the remainder of the home. A glass panelled wooden door separates the two spaces and allows for an easy flow of natural light while large uPVC double glazed windows feed light into the remainder of the home. Rejuvenated solid wooden flooring lines the sitting room as you enter the property with a neutral yet tasteful décor setting the scene. A sitting and dining room can be found either side of the stairs to the first floor with the dining room space featuring a continuation of the kitchen cabinetry and worktop space to ease modern living and storage requirements. The floor space within the dining room is still more than large enough to accommodate a formal dining table with the addition of a handy under the stair storage cupboard.

The kitchen sits just beyond this, having undergone a recent modernization the space features a mixture of sleek modern cabinetry and tiled splashbacks with integrated appliances to include an oven and hob with space and plumbing remaining for further white goods and appliances. Towards the very rear of the property, a fully modernized bathroom suite offers each a bath and rainfall shower head mounted over the bathroom with tall heated towel rail and frosted glass windows to the outside.

From the first floor landing, each of the three bedrooms can be accessed with two well proportioned double bedrooms each benefiting from a recent redecoration and a smaller third bedroom towards the very rear of the home ideal to be used as a children's playroom, single bedroom, nursery or potential home office setup if desired whilst other homes within the area have opted to convert the space into an ensuite bathroom or shower room dependent on needs and uses.

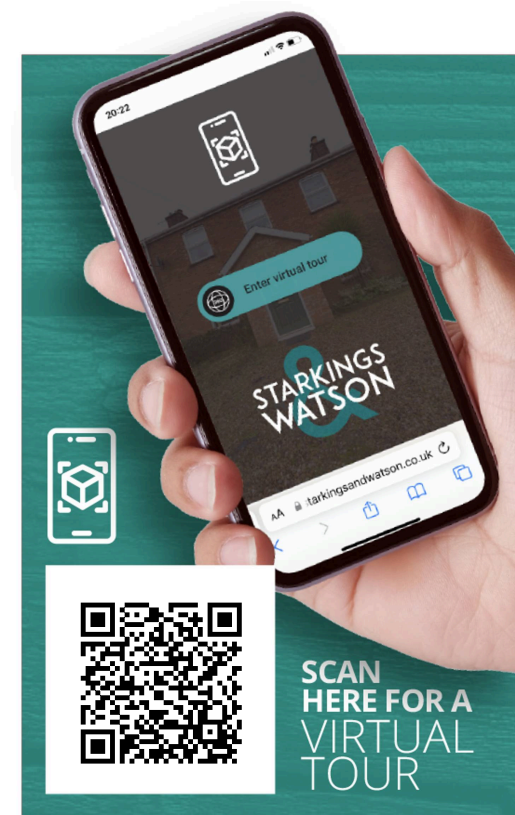
FIND US

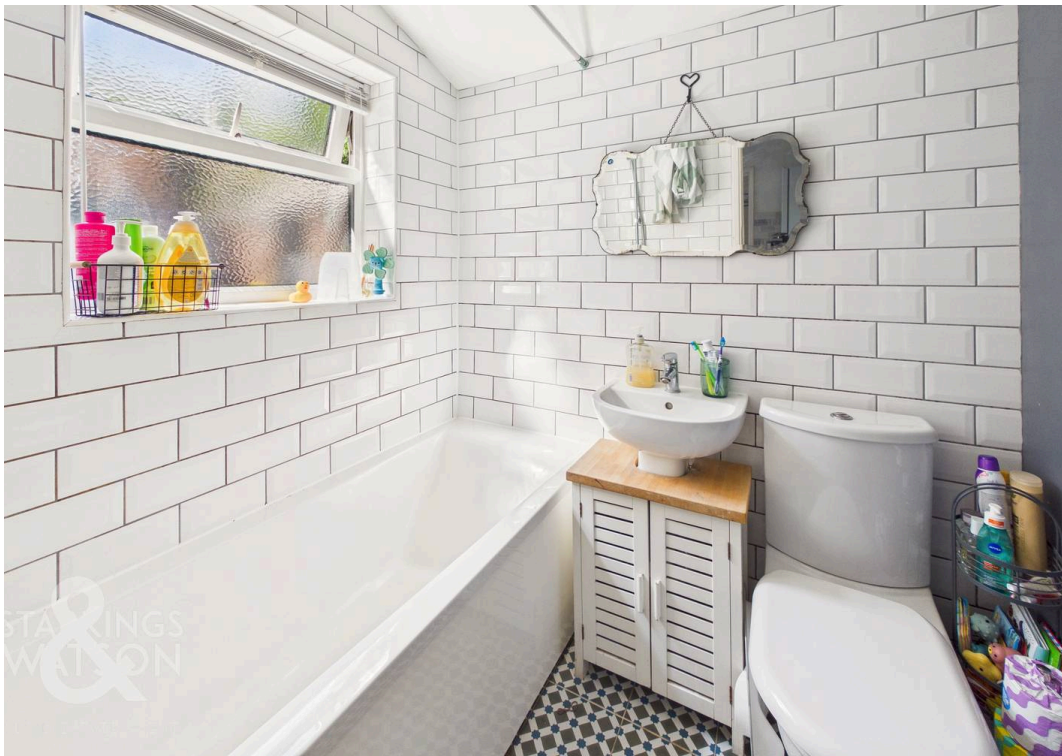
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What3Words : ///songs.types.having

VIRTUAL TOUR

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

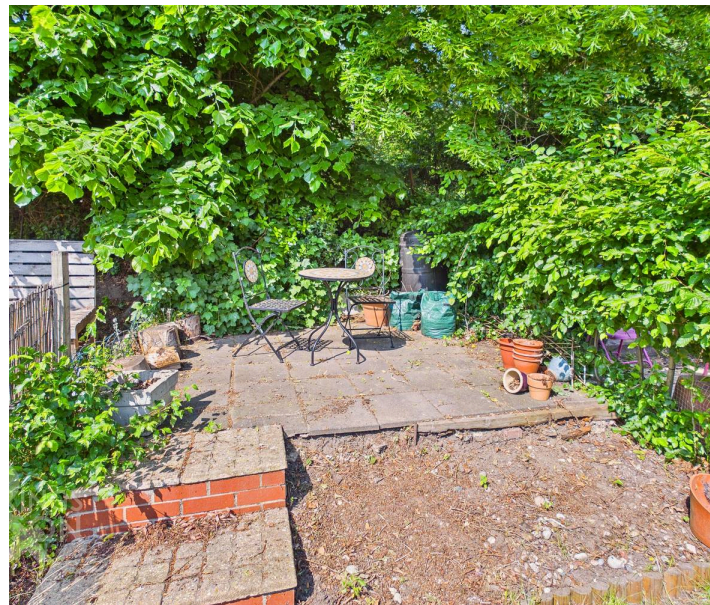






THE GREAT OUTDOORS

The rear garden is partly bisected much like many of the homes within the area, where initially a rear courtyard takes you past the bisected section of the gardens towards the private section where a large timber storage shed emerges with a lawn garden space reaching out beyond. This colourful planting borders each side and a raised patio seating area at the very top kept completely private and secluded with tall treeline backing which steps onto Mousehold Heath.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

683 ft²

63.4 m²

(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





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