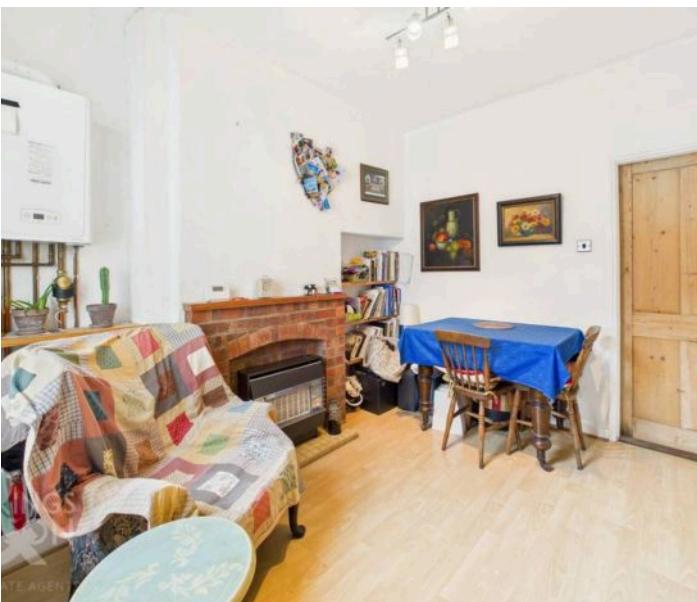




City Road, Norwich - NR1 2HP

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HYBRID ESTATE AGENTS



## City Road

Norwich

Positioned within easy access to the city centre and ring road, this MID-TERRACE HOUSE offers a flexible layout with added benefits including a PRIVATE and NON-BISECTED GARDEN, including an outside fully insulated LAUNDRY ROOM and versatile BRICK SHED, perfect for storage or would make a perfect home office/ study space. Step inside to find TWO RECEPTION ROOMS; the 15' SITTING ROOM offers a cosy retreat, and the DINING ROOM, with stairs rising to the first floor and ample room for formal dining. The fully fitted KITCHEN offers a contemporary feel and boasts INTEGRATED APPLIANCES. Upstairs, TWO DOUBLE BEDROOMS open from the landing, serviced by a spacious three piece FAMILY BATHROOM including a shower over.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Mid-Terrace House
- Easy Access To Norwich City Centre/ Ring Road
- Sitting Room & Separate Dining Room
- Modern Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms
- Fully Insulated Outside Laundry Room
- Private & Enclosed Non Bisected Garden With Outbuilding
- Permit Parking

Located just outside the Norwich City Centre this property offers 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 is enclosed by a brick wall and mature hedging, ensuring a high degree of privacy. The low maintenance front garden is bisected by a flagstone path that leads to the main entrance.



## THE GRAND TOUR

Stepping inside, the 15' sitting room is centred around a feature fireplace with hard flooring running underfoot for ease of maintenance. The room allows for a range of soft furnishing layouts, featuring large uPVC double glazed windows with fitted shutters, while high level picture rails ensure a characterful feel. At the end of the sitting room, a door leads through to the dining room, offering a substantial integrated storage cupboard to the corner, perfect for coats and shoes and a clever use of space beneath the stairs currently utilised for a desk. Ample space is available for formal dining and soft furnishings, also centred around an exposed brick feature fireplace, with stairs rising to the first floor. Continuing through, the fully fitted kitchen includes a range of wall and base cupboards with a high gloss finish and a modern feel, integrated appliances feature including an oven, inset electric hob, and extractor above, with undercounter space available for a fridge. A doorway opens to the garden, where access can be found to the fully insulated laundry space with plumbing for a washing machine and tumble dryer.

Ascending the stairs to the carpeted first floor landing, loft access can be found above while doors open to two bedrooms. The main room enjoys a front facing aspect with continued fitted shutters and a period feature fireplace, with alcoves on either side perfectly utilised for shelving and storage furniture in addition to large fitted wardrobes to the corner. The adjacent double bedroom also offers space for a double bed with a useful integrated wardrobe. Beyond, the three piece family bathroom includes a shower over the bath, tiled flooring for ease of maintenance, and vanity storage below the sink.

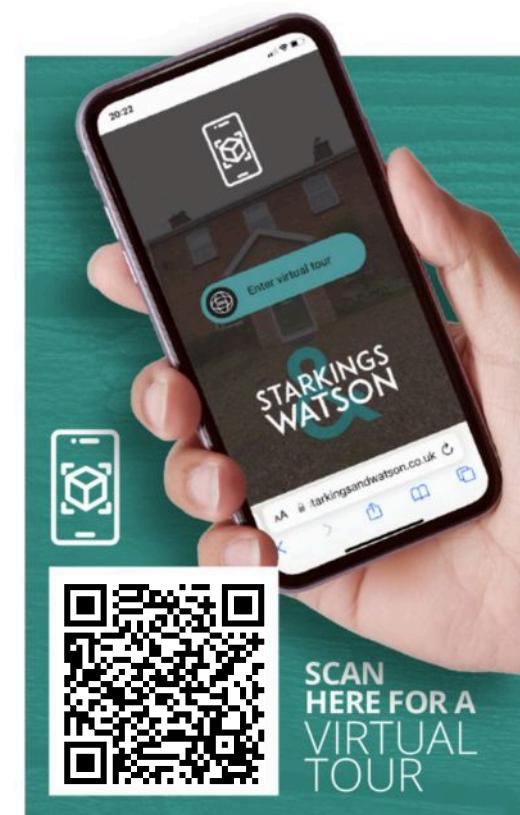
## FIND US

Postcode : NR1 2HP

What3Words : [:///notice.hers.rich](https://what3words.com/notice.hers.rich)

## VIRTUAL TOUR

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

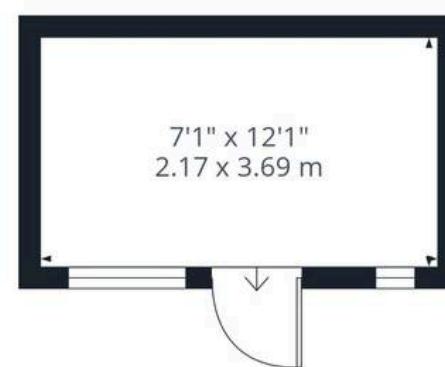






## THE GREAT OUTDOORS

Stepping outside, the private and fully enclosed garden is non-bisected, having been designed for a low maintenance predominantly laid to a brick weave patio, offering a versatile space for outdoor furniture and potted plants. New timber panel fencing has been installed along the dividing border, with a useful storage cupboard tucked away to the corner. Additionally, a substantial brick built shed at the end of the garden provides excellent external storage or offers the potential to be converted into a home studio. A passage alongside the shed leads to a wooden gate, providing convenient rear access to the adjacent road.



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

690 ft<sup>2</sup>  
64.1 m<sup>2</sup>

Reduced headroom  
5 ft<sup>2</sup>  
0.4 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.



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.