



Notykin Street, Norwich - NR5 9DN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Notykin Street

Norwich

Enjoying an ELEVATED POSITION, this well presented TERRACED FAMILY HOME is ideally situated within WALKING DISTANCE TO LOCAL AMENITIES, SCHOOLS, and TRANSPORT LINKS, making everyday living both convenient and enjoyable. Step through the inviting HALLWAY ENTRANCE, with stairs rising to the first floor, and discover the spacious GROUND FLOOR ACCOMMODATION, thoughtfully arranged for modern family life. The impressive 19' SITTING/DINING ROOM is flooded with natural light and features FRENCH DOORS opening to the garden, creating a seamless connection between indoor and outdoor living spaces. The generous 13' KITCHEN/BREAKFAST ROOM is superbly equipped with INTEGRATED APPLIANCES and AMPLE STORAGE, perfect for family meals or entertaining guests. A practical GROUND FLOOR W.C/UTILITY ROOM adds further convenience with plumbing for white goods. Upstairs, THREE BEDROOMS open from the landing, offering flexibility for family, guests, or a home office, while the stylish THREE PIECE FAMILY BATHROOM provides a relaxing retreat.



OFF ROAD PARKING TO THE FRONT ensures ease of access, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED, including a BRICK STORAGE SHED.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Well Presented Terraced Family Home
- Within Walking Distance To Local Amenities, Schools & Transport Links
- 19' Sitting/ Dining Room With French Doors Opening To The Garden
- 13' Kitchen/ Breakfast Room With Integrated Appliances & Ample Storage
- Three Bedrooms Opening From The Landing
- Ground Floor W.C/ Utility Room & Three Piece Family Bathroom
- Off-Road Parking To Front
- Private & Fully Enclosed Garden With Brick Built Storage Shed

Located just off Dereham Road, within a short walk you will find various local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.



SETTING THE SCENE

Set back from the road and enjoying an elevated position, the property benefits from convenient off-road parking to the front. A few shallow steps lead up to a pathway approaching the main entrance.

THE GRAND TOUR

Stepping inside, the welcoming enclosed porch provides a practical space for coats and shoes before continuing into the entrance hall. Stairs rise to the first floor with useful integrated storage tucked beneath, while a convenient two piece WC also benefits from plumbing for a washing machine, providing an excellent solution for keeping white goods neatly tucked away. Doors lead from the hallway to all of the ground floor accommodation. Positioned to the rear of the home, the impressive 19' sitting and dining room enjoys views over the rear garden. uPVC double glazed windows and French doors provide plenty of natural light, while the generous proportions comfortably accommodate a range of soft furnishing arrangements alongside a formal dining table, creating a versatile and sociable living space. Conveniently adjacent, the 13' fully fitted kitchen/breakfast room features tiled flooring underfoot for ease of maintenance and offers plentiful storage from a range of wall and base units. Integrated appliances include an oven, four burner gas hob and extractor above, while plumbing is also provided for further white goods. There is additional space for an informal breakfast arrangement.

Ascending to the carpeted first floor landing, loft access is available overhead in addition to two large storage cupboards, while doors lead to three well proportioned bedrooms. Two are comfortable double bedrooms, while the third provides a versatile single room, currently utilised as a home office/study. All three bedrooms are served by the well appointed three piece family bathroom, featuring a P-shaped bath with shower over and a wall mounted heated towel rail.

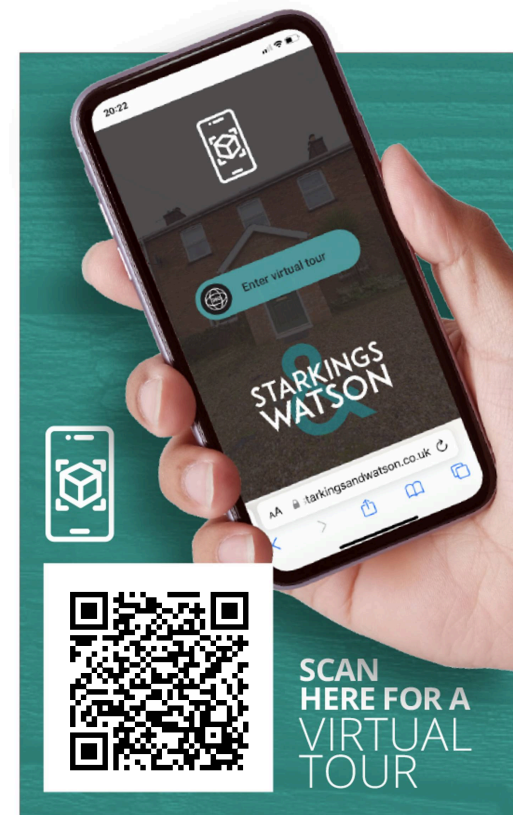
FIND US

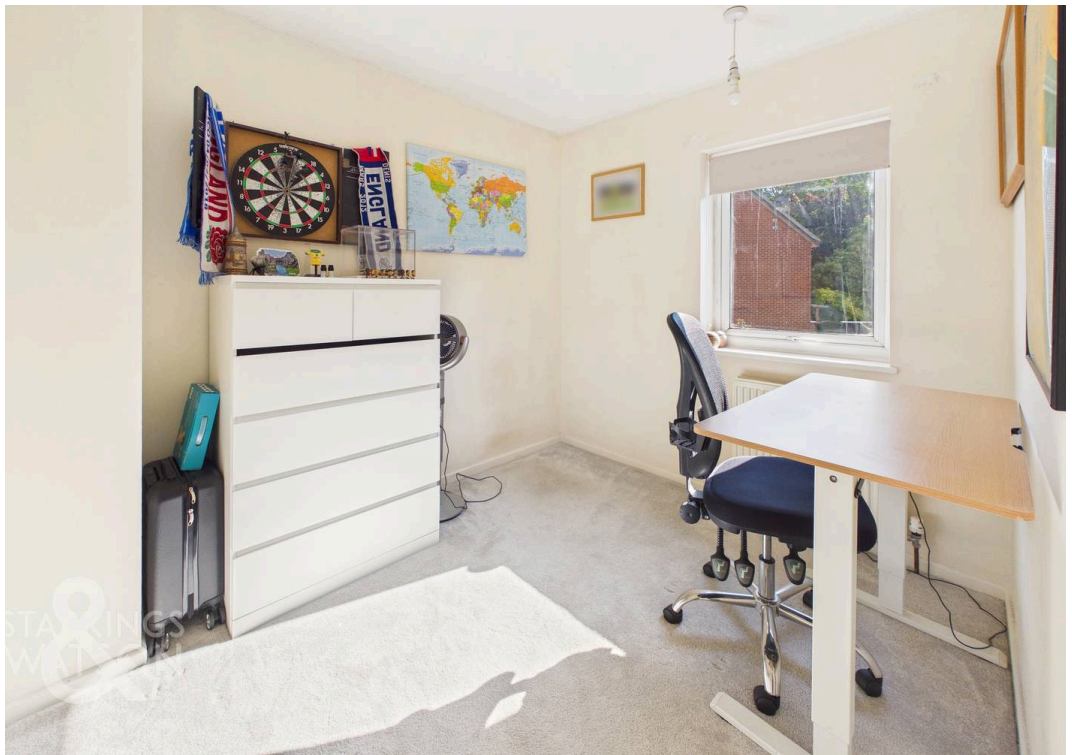
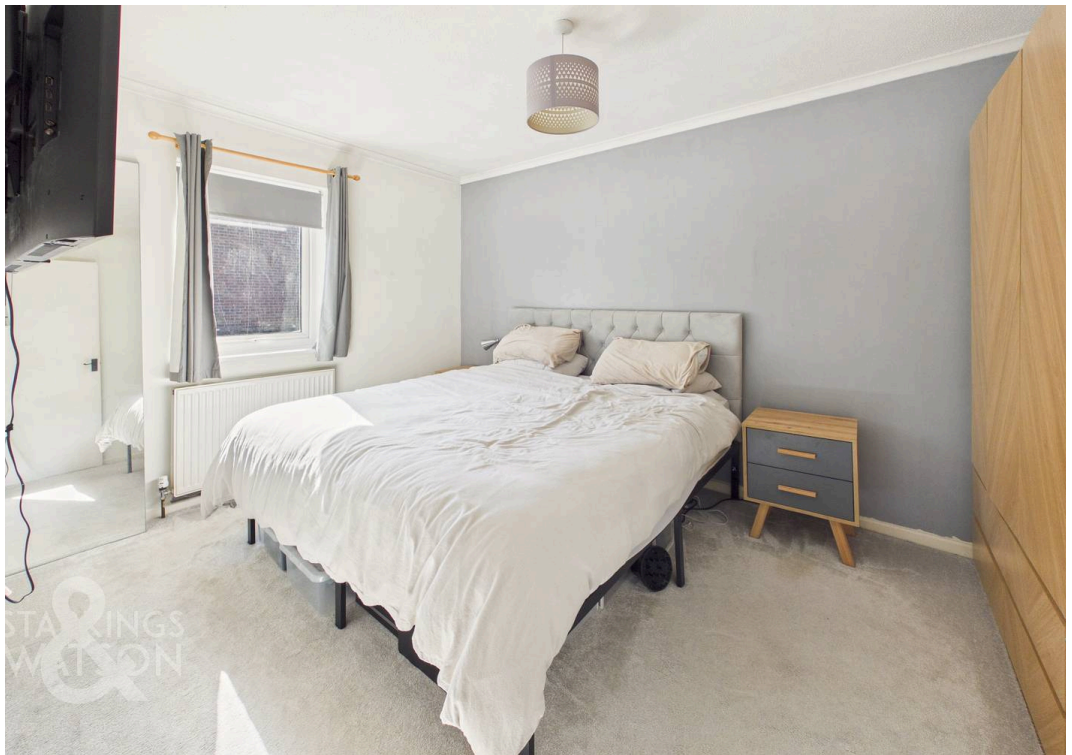
Postcode : NR5 9DN

What3Words : ///shirts.dash.pound

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by a combination of timber panel fencing and brick walling. Immediately beyond the property is a well maintained area of lawn, while a dedicated patio area at the far end of the garden provides an ideal setting for outdoor furniture and summer entertaining. The garden also benefits from a brick-built storage shed and a wooden gate providing access to the rear of the property, where further parking is available.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

847 ft²

78.6 m²

Reduced headroom

4 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



Starkings & Watson Hybrid Estate Agents

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

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

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.