



Valley View Crescent, Norwich - NR5 0HU

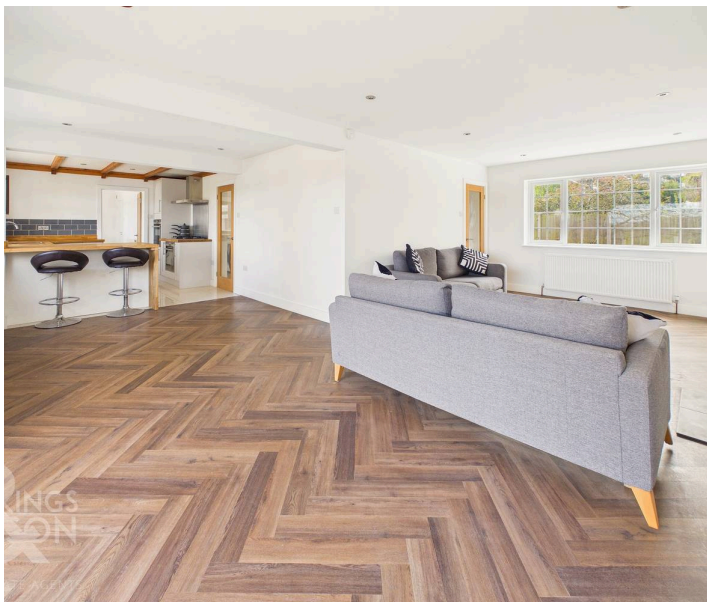
**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS

Valley View Crescent

Norwich

Nestled at the peaceful end of a quiet CUL-DE-SAC, this modernised and thoughtfully remodelled DETACHED FAMILY HOME offers over 1,470 sq. ft (stms) of beautifully presented living space, designed for COMFORT and VERSATILITY. Step through the spacious HALLWAY ENTRANCE, where natural light welcomes you, the perfect MEET and GREET space, with stairs rising to the first floor and a conveniently positioned W.C. The ground floor boasts a flexible study (ideal as a home office or fifth bedroom), while the generous 21' DUAL ASPECT SITTING ROOM provides an inviting space for relaxation and entertaining, additionally benefitting from a WOOD BURNER for cosy winters evenings. At the heart of the home, the impressive 31' OPEN PLAN KITCHEN/ DINING ROOM is a true showstopper, seamlessly blending contemporary style with every day functionality including INTEGRATED APPLIANCES and complemented by a separate UTILITY ROOM for added convenience and white goods.



Upstairs, FOUR DOUBLE BEDROOMS are well proportioned and arranged from a central landing, each offering ample space for restful retreats and family life. Completing the accommodation, the FOUR PIECE BATHROOM is perfect for family needs, including a bath and glass-enclosed SHOWER. Heading outside, the enclosed DRIVEWAY is laid to shingle offering parking for multiple vehicles and leading to the INTEGRAL DOUBLE GARAGE with an up-and-over door. The mature rear GARDEN is PRIVATE and FULLY ENCLOSED and including a substantial RAISED WOODEN TERRACE, perfect for outdoor furniture to enjoy the ROLLING FIELD VIEWS beyond.

Council Tax band: E
Tenure: Freehold

- Modernised & Remodelled Detached Family Home
- Over 1,470 Sq. Ft (stms)
- Tucked Away End Of Cul-De-Sac Setting
- 21' Dual Aspect Sitting Room
- 31' Open Plan Kitchen/ Dining Room With Separate Utility Room
- Four Double Bedrooms Off Landing
- Large Private & Enclosed Garden Backing Onto Rolling Fields
- Driveway Parking & Double Garage

Nearby you will find a variety of 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.



To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

SETTING THE SCENE

Set back from the road, the property features a frontage initially enclosed by a low level brick wall and wrought iron railings, opening to a substantial shingle laid driveway offering parking for multiple vehicles. The driveway is bordered by a mature garden offering a diverse range of plants and shrubs providing added privacy. Adjacent to the double garage, a wooden latch and brace gate provides convenient access to the rear garden, while the main entrance can be found to the front of the home, sheltered under an open porch.

THE GRAND TOUR

Stepping inside, the bright and spacious hallway entrance offers a perfect meet and greet space, featuring an exposed brick feature wall and stairs rising to the first floor with ample room available for storing outdoor wear in the tucked away under stairs storage cupboard, white glossy tiled flooring runs underfoot for ease of maintenance. Doors lead to all ground floor accommodation, including a conveniently positioned two piece W.C to the right, which offers decorative tile splashbacks, mosaic style tile flooring, and vanity storage below the sink. At the end of the hallway, a door opens to a well sized study, enjoying a front facing aspect, skimmed ceilings, and LED spotlights. This versatile space features carpeted flooring and could easily serve as a ground floor bedroom if required. Continuing through the home, you are welcomed into the 21' sitting room. This space is centred around an inset wood burner and offers versatility for various soft furnishing layouts, with sliding glass doors to the rear providing stunning, elevated views. Herringbone style engineered oak flooring runs underfoot and continues into the open kitchen and dining room. Perfectly designed for entertaining, the dining area offers ample space for a large table and a breakfast bar for informal dining.

The kitchen itself includes a substantial range of wall and base units topped with solid oak worktops and tiled splashbacks. Integrated appliances include an electric oven, gas hob with extractor, microwave, and dishwasher.

From here, a doorway leads to the substantially sized utility room, including continued tiled flooring, loft access above, and plumbing for a washing machine and tumble dryer. The utility room also provides pedestrian access to the garage and a further door leading out to the garden terrace.

Ascending the stairs to the carpeted first floor landing, further loft access is available overhead in addition to a deceptively sized airing cupboard. Refitted wood internal doors lead to four well-sized double bedrooms. The two rear facing rooms enjoy unspoilt, far reaching views; one is currently utilised as a dressing room and the other as a tucked away snug, though both would comfortably house double beds or serve as home office/ hobby rooms. To the front, the two larger bedrooms offer plenty of space for large double beds and storage furniture, featuring large radiators and uPVC double glazed windows. Completing the accommodation is the four piece family bathroom, offering a white suite that includes a glass enclosed double opening shower cubicle, a wall mounted heated towel rail, tiled flooring, and vanity storage below the sink.

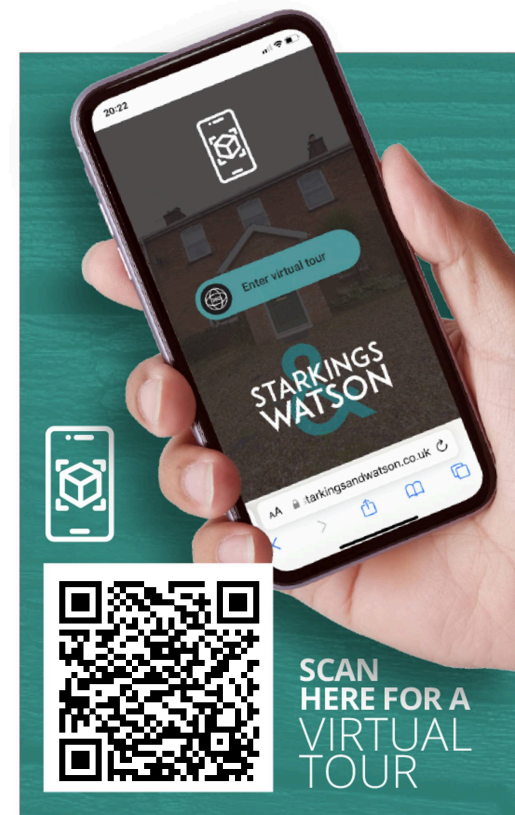
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VIRTUAL TOUR

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

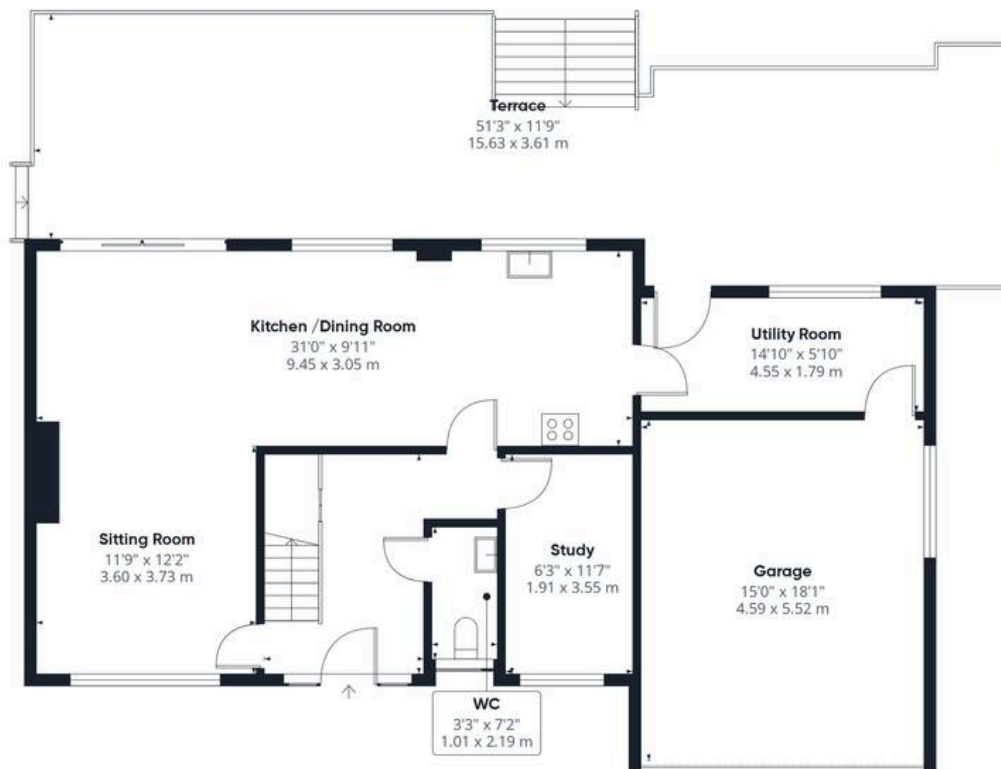




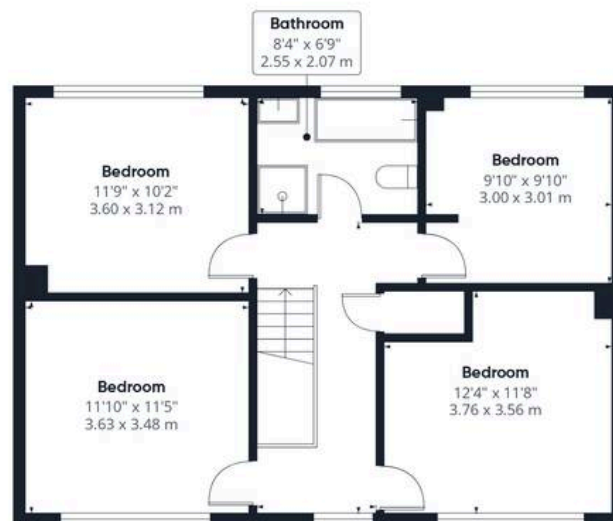


THE GREAT OUTDOORS Stepping outside, you are welcomed onto a substantial raised wooden terrace. This elevated position provides an ideal space for outdoor furniture to enjoy the summer months and takes full advantage of the property's far-reaching views. Steps from both the front and side of the terrace lead down to the side of the home, whilst a substantially sized timber-built storage shed is located to the side of the home, alongside a further area perfect for additional outside storage. From here, a gate provides convenient access back to the driveway. Descending further to the main body of the garden, the space embraces a mature theme. It is predominantly laid to lawn and wildflower, surrounded by established trees that ensure a high degree of privacy. Mature shrubs and plantings line the borders, leading to the foot of the garden where a second storage shed can be found.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1648 ft²

153.1 m²

Balconies and terraces

607 ft²

56.4 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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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