



Graham Square, Norwich - NR7 9QD

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Graham Square

Norwich

Tucked away on the outskirts of NORWICH CITY CENTRE, this END OF TERRACE HOME offers a perfect blend of comfort, space, and convenience. Step inside to discover a generous 19' SITTING ROOM, ideal for relaxing or entertaining, which flows seamlessly into a bright CONSERVATORY boasting delightful GARDEN VIEWS perfect for year-round enjoyment. The KITCHEN features UPDATED FLOORING and leads directly to a practical UTILITY ROOM with ample STORAGE, ensuring daily life is kept tidy and organised. Upstairs, THREE WELL PROPORTIONED BEDROOMS are arranged off the landing, providing flexible accommodation for families or those seeking a home office. Throughout the property, NEW WINDOWS (installed in 2024) offer both energy efficiency and a fresh, modern feel. The home is positioned in a QUIET LOCATION with LOCAL AMENITIES, SCHOOLS, and a SUPERMARKET all within easy reach, this is a home that truly caters to every lifestyle need with a FULLY ENCLOSED rear garden benefitting from timber shed storage.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End Of Terrace Home On The Outskirts Of Norwich City Centre
- 19' Sitting Room Plus Conservatory With Garden Views
- New Windows Throughout In 2024
- Three Well Proportioned Bedrooms Off Landing
- Kitchen With Updated Flooring Leading To Utility Room With Storage
- Fully Enclosed And Private Rear Garden With Shed Storage
- Quiet Location In Popular Area
- Close To Local Amenities, Schools and Supermarket

You will find Heartsease 2.5 miles northeast of Norwich City centre, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.



SETTING THE SCENE

The property is found in a tucked away quiet cul-de-sac location with a low-maintenance lawn frontage.

THE GRAND TOUR

Once inside, a central hallway is the first space to greet you, granting access to all living accommodation on the ground floor, as well as stairs for the first floor. To your left, the primary living space emerges in the form of a 19' open sitting and dining room with carpeted flooring and a bright, tasteful decor. The dual-facing aspect of this room allows natural light to penetrate every corner, with newly fitted uPVC double-glazed windows to the front of the home and throughout the remainder of the property. To the very rear, a conservatory provides flexible accommodation, currently used as a children's playroom, however offering a multitude of functions depending on use, with French doors opening into the rear garden.

The kitchen benefits from all updated flooring with plastered ceilings, accompanied by a mixture of wall and base-mounted cabinetry, plus integrated oven and hob with free-standing space for a washing machine, whilst further modern convenience can be had in the utility space, which can be accessed from the front of the home leading through to the rear garden with further storage capabilities.

The first floor landing grants access to three well-proportioned bedrooms, each of which being capable of hosting a double bed, and each being accompanied by a bright and neutral decor. The two-piece family bathroom suite features updated tiling with a shower head mounted over the bath, whilst a separate WC sits just next door for added convenience

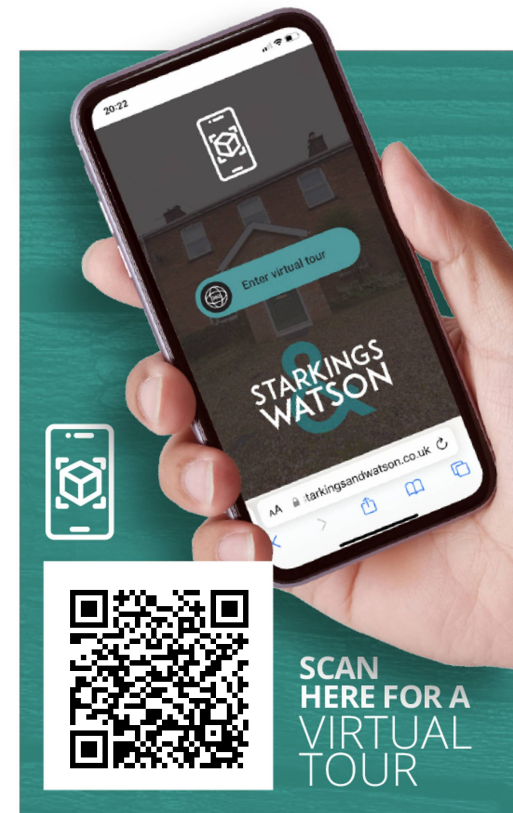
FIND US

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VIRTUAL TOUR

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



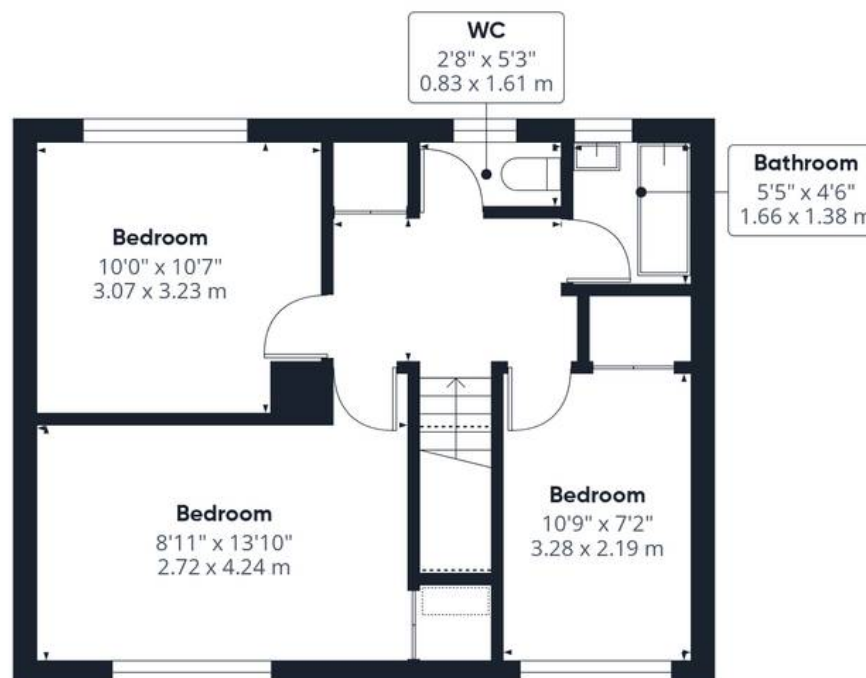
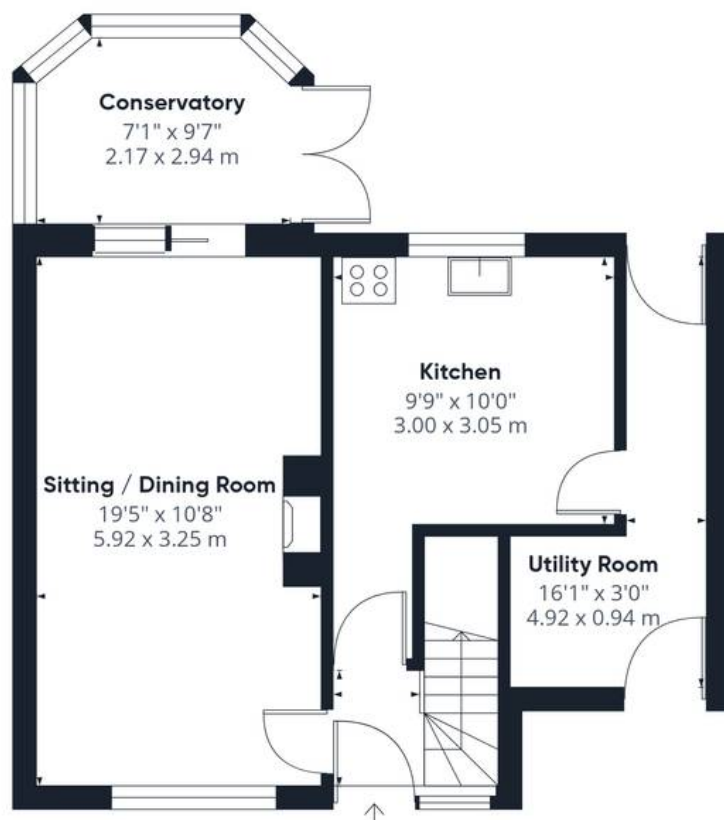




THE GREAT OUTDOORS

Stepping into the rear garden, you will find a gardeners paradise. With Planting boardings, and well established bushes, there is still plenty of room for you to add your own colourful additions. Fully enclosed with panel fencing, part lawn and part tiled patio, there is more than enough space for outside furniture to enjoy the warmer months. To the rear is a small shed for extra storage.





Floor 1

Approximate total area⁽¹⁾
923 ft²
85.9 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





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