



Beaumont Road, Norwich - NR5 0HQ

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Beaumont Road

Norwich

This EXTENDED and MODERNISED SEMI-DETACHED CHALET BUNGALOW offers an impressive 1,412 SQ. FT (stms) of beautifully presented accommodation, thoughtfully arranged to suit modern family living or MULTI-GENERATIONAL LIVING. Step inside to a welcoming entrance hall that leads seamlessly into the spectacular 36' OPEN PLAN KITCHEN, DINING AND SITTING ROOM, a true heart of the home, perfect for entertaining or relaxing with family. The MODERN KITCHEN is a chef's delight, featuring EXTENSIVE STORAGE and INTEGRATED APPLIANCES, alongside a FREESTANDING ISLAND complimented by a SEPARATE UTILITY ROOM adding convenience and practicality. With FOUR/FIVE VERSATILE BEDROOMS, ideal for guests, a home office, or playroom, this property adapts effortlessly to your needs. A ground floor FAMILY BATHROOM and a first floor SHOWER ROOM provide stylish and functional spaces for busy households. Every detail has been considered, from the contemporary finishes to the generous proportions, creating a warm and inviting atmosphere throughout.



Stepping outside, the PRIVATE and ENCLOSED GARDEN offers a raised decking terrace and a substantial OUTBUILDING/WORKSHOP, whilst to the front, DRIVEWAY PARKING is available for multiple vehicles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Extended & Modernised Semi-Detached Chalet Bungalow
- In Excess Of 1,412 Sq. Ft (stms) Of Accommodation
- 36' Open Plan Kitchen, Dining & Sitting Room
- Modern Kitchen With Freestanding Island & Separate Utility Room
- Four/ Five Versatile Bedrooms
- Ground Floor Family Bathroom & First Floor Shower Room
- Private & Enclosed Garden With A Substantial Outbuilding/ Workshop
- Driveway Parking & 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 low maintenance frontage primarily laid to a patio, providing off-road driveway parking for multiple vehicles. To one side of the frontage, you will find a dedicated storage area and a separate bin store, while the other side provides access to the garage via an up-and-over door. A few shallow steps, neatly enclosed by wrought iron railings, lead directly to the main entrance at the front of the home.

THE GRAND TOUR

Stepping inside, the enclosed entrance hallway features stairs rising to the first floor and doors opening to all ground floor accommodation. To the left, the first double bedroom offers hard flooring and ample space for a large bed and desk, further benefiting from sizeable fitted wardrobes and cabinetry. Hard flooring continues through into the impressive heart of the home, the 36' open plan sitting, dining, and kitchen area. This expansive space enjoys a bright dual aspect that floods the room with natural light, featuring skimmed ceilings with LED spotlights and a versatile layout for soft furnishings and a full family dining table. At the far end, the contemporary kitchen is centred around a substantial freestanding island with an inset induction hob and hidden extractor, complemented by an integrated oven, grill and extensive storage. A roof lantern overhead and French doors opening directly onto the garden terrace add to the airy feel. The kitchen is supported by a practical utility space with an additional sink and plumbing for laundry appliances, while an adjacent ground floor bathroom offers a three piece suite with a shower over the bath, a heated towel rail and vanity storage below the sink.

An inner hallway provides integrated under-stairs storage and leads to two further versatile rooms, a dedicated home office that could serve as a single bedroom and a separate playroom. Ideal as an additional ground floor bedroom, which features integrated storage and French doors leading out to the garden decking.

Ascending to the carpeted first floor landing, which is illuminated by a Velux window, you will find two substantial double bedrooms. The 16' main bedroom provides generous space for a large bed and furniture, while the second double room offers the added benefit of accessible eaves storage. Both bedrooms are served by a centrally located three piece shower room, complete with a glass enclosed cubicle, tiled flooring, and a wall mounted heated towel rail.

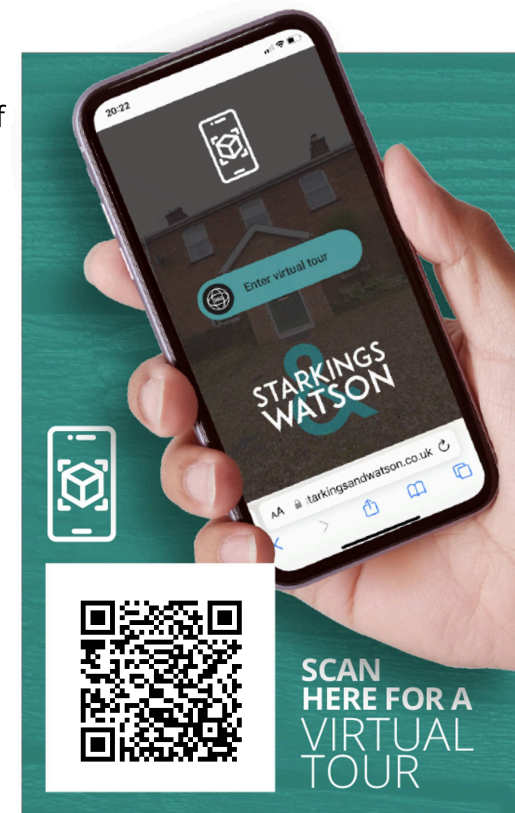
FIND US

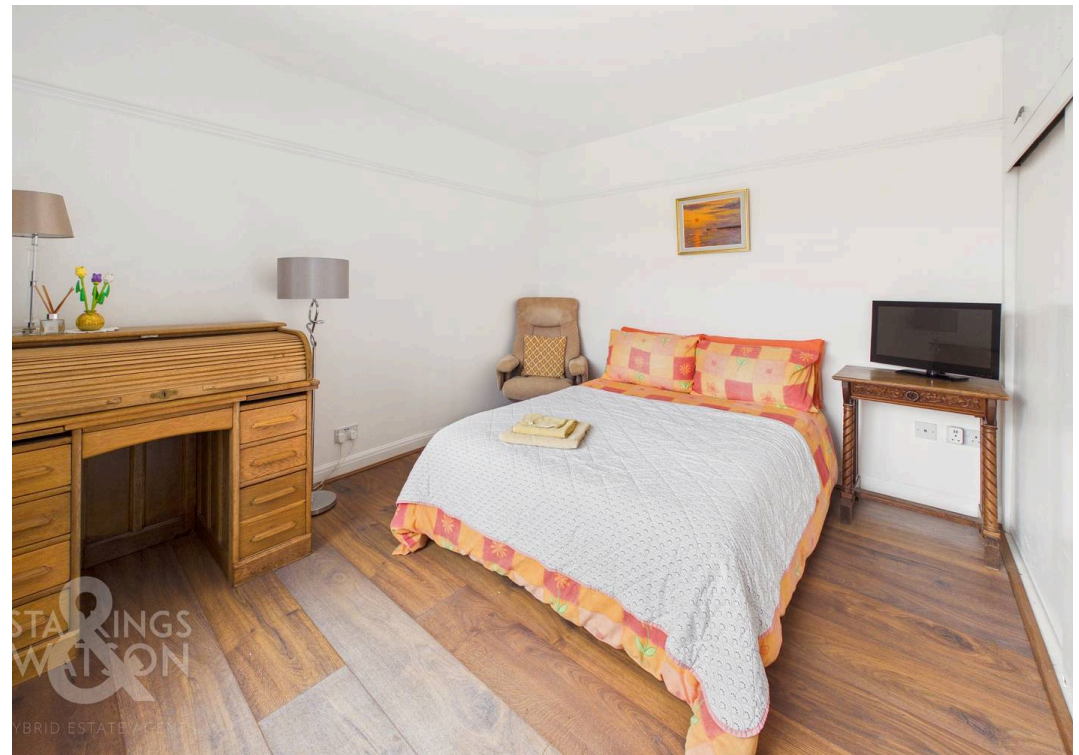
Postcode : NR5 0HQ

What3Words : ///follow.case.relate

VIRTUAL TOUR

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







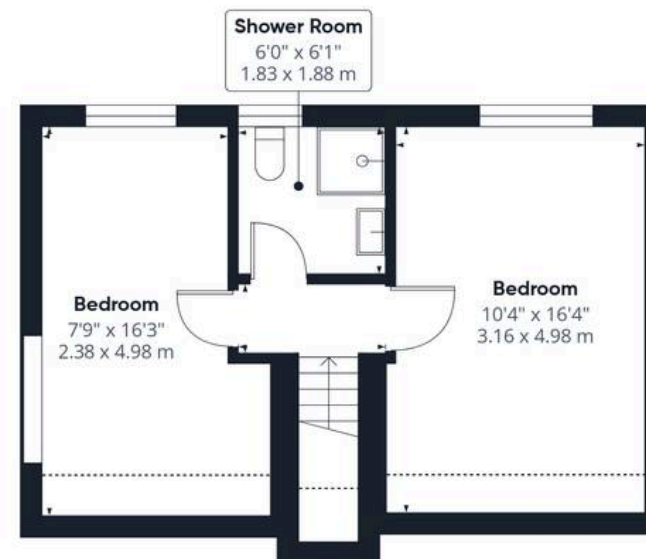
THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and opens onto an inviting raised wooden decking area, an ideal spot for outdoor furniture and enjoying the summer months. The remainder of the garden is predominantly laid to a well maintained lawn and features a substantial outbuilding with power, currently utilised as a workshop but offering excellent potential as a summer house. A further flagstone patio provides additional space for seating and leads directly to the garage, with convenient access continuing through to the front of the home.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1412 ft²
131.3 m²

Balconies and terraces

329 ft²
30.6 m²

Reduced headroom

33 ft²
3.1 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

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@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 and 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.