



Pollywiggles Close, Norwich - NR5 9PG



Pollywiggle Close

Norwich

Tucked away at the end of a quiet CUL-DE-SAC, this MID-TERRACED FAMILY HOME offers a perfect blend of comfort, privacy, and convenience, positioned on the FRINGES OF THE DEVELOPMENT. Stepping through the HALLWAY ENTRANCE, the perfect MEET and GREET space, stairs rising to the first floor and doors open to all the accommodation including spacious 13' SITTING & DINING ROOM, ideal for relaxing or entertaining guests. The FULLY FITTED KITCHEN comes complete with INTEGRATED APPLIANCES and EXTENSIVE STORAGE with generous worktop space, making meal preparation a delight. Adjacent to the kitchen, a REAR PORCH/BOOT ROOM opens to a conveniently positioned two piece W.C, perfect for guests and offers direct access to the garden, perfect for families and pet owners. Upstairs, THREE DOUBLE BEDROOMS provide ample space for rest and relaxation, including the spacious MAIN BEDROOM with INTEGRATED WARDOBES. The 16' second DOUBLE ROOM enjoys a generous DUAL ASPECT to the front and rear. All rooms are served by the FAMILY BATHROOM including a three piece suite with a shower over the bath, ideal for busy mornings or evening unwinding. Stepping outside, DRIVEWAY & CARPORT PARKING can be found to the front. Whilst to the rear, the FULLY



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Mid-Terraced Family Home
- Tucked Away End Of Cul-De-Sac Setting
- Positioned On The Fringes Of The Development
- 13' Sitting & Dining Room & Downstairs WC
- Fully Fitted Kitchen With Integrated Appliances
- Three Double Bedrooms
- Driveway & Carport Parking
- Private & Enclosed Garden

The Norwich City suburb of Three Score and Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools. This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich University Hospital, the University of East Anglia and the Norwich Research Park.



SETTING THE SCENE

Set back from the road, the property is found toward the end of a quiet cul-de-sac with a low maintenance frontage featuring a laid lawn and a slate shingle garden. A brick weave driveway leads under the carport, providing off road parking, while the main entrance is positioned at the front of the home under an open porch.

THE GRAND TOUR

Once inside, the hallway entrance offers carpeted flooring and stairs rising to the first floor, with a further door opening to the 13' open sitting and dining room. This space enjoys a front facing aspect from uPVC double glazed windows and allows for a range of soft furnishing layouts, featuring an inset space below the staircase that is ideal for storage or a desk. Further room is available for a formal dining table, with a door at the end of the room leading into the fully fitted kitchen. Situated toward the rear of the home, the kitchen enjoys views overlooking the garden and features tiled flooring underfoot. It offers plenty of storage from a range of wall and base units, alongside integrated appliances including an oven and a four burner gas hob with a fitted extractor above. Under counter plumbing and space are available for a washing machine and dishwasher, with wrap around worktops and tiled splashbacks for ease of maintenance. From the kitchen, a door leads to the enclosed rear porch, offering space for pantry storage and a conveniently positioned two piece W.C, with an opposing door leading directly out to the garden.

Ascending the stairs to the carpeted first floor landing, loft access can be found above while doors lead to the bedrooms and an integrated airing cupboard. The main bedroom occupies a front facing aspect and is flooded with natural light from twin double glazed windows, offering ample space for a large double bed and storage furniture, while further benefiting from double integrated wardrobes.

Adjacent, the 16' second double bedroom enjoys a generous dual aspect to the front and rear, currently utilised as a second reception room, this space provides plenty of room for a large double bed, storage, and a desk. Completing the accommodation is the family bathroom, which features a three piece suite including a bath with shower over, a glass splashback, and tiled surrounds.

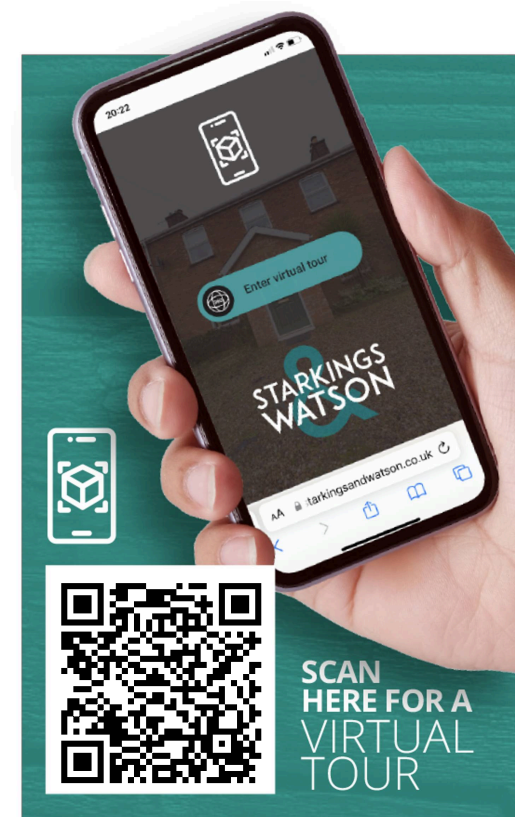
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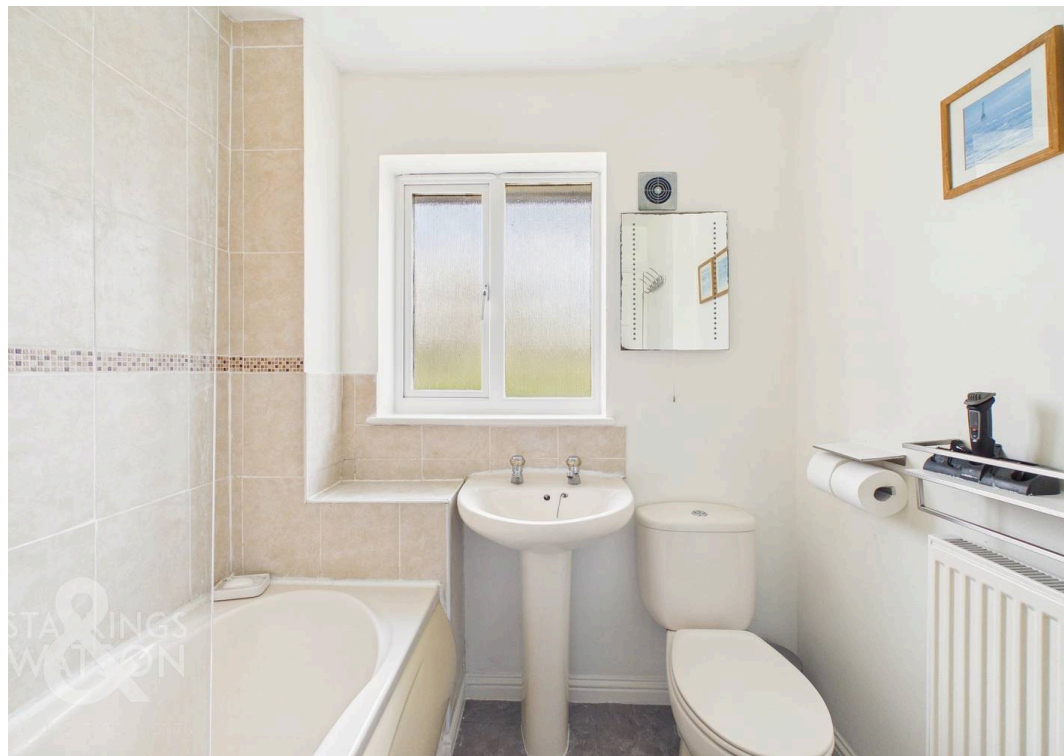
Postcode : NR5 9PG

What3Words : ///estate.hurls.makes

VIRTUAL TOUR

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







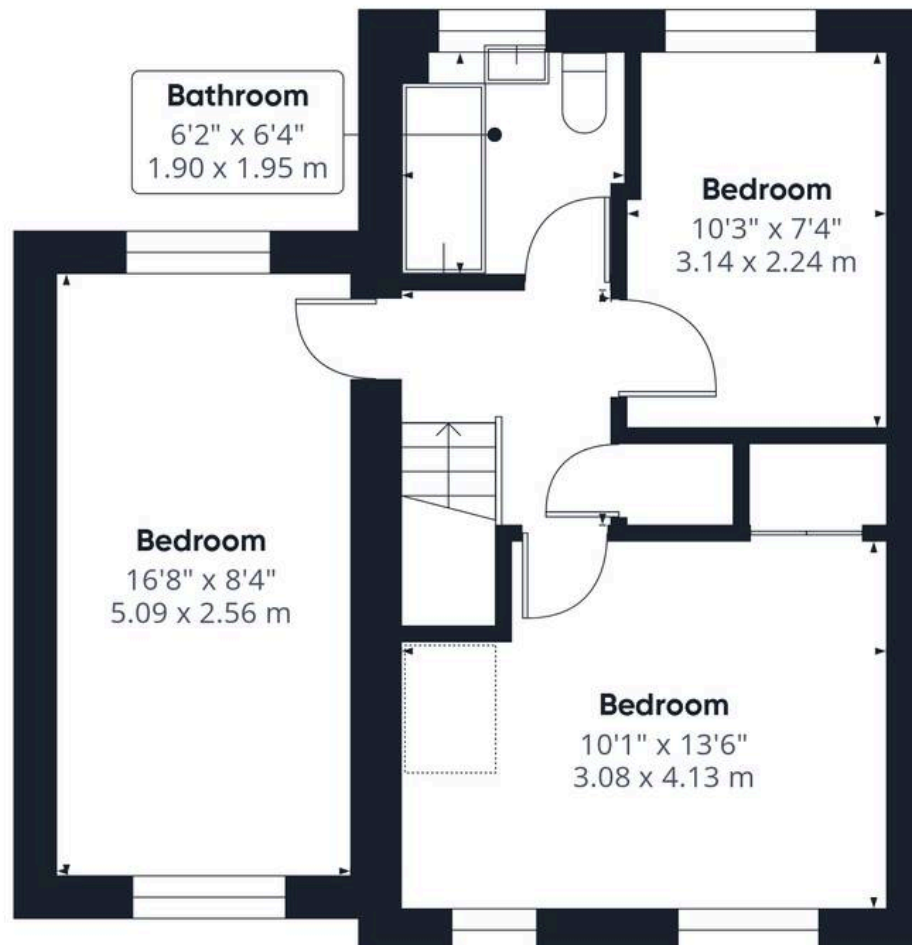
THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing, predominantly laid to a well maintained lawn with surrounding shrubs and mature plantings and tree's at the foot of the garden. Side access from a wooden latch and brace gate leads to the carport and front of the home.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

734 ft²
68 m²

Reduced headroom

10 ft²
0.9 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.

GIRAFFE 360





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