



Clifton Close, Norwich - NR2 4JN

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HYBRID ESTATE AGENTS



Clifton Close

Norwich

Positioned within a quiet CUL-DE-SAC and accessed via SECURE TELECOM GATED ENTRY, this SPACIOUS SECOND FLOOR APARTMENT offers a rare blend of privacy, convenience, and modern living all within WALKING DISTANCE to the CITY CENTRE. The welcoming HALLWAY ENTRANCE opens to all accommodation, creating an immediate sense of flow throughout the home. The impressive 16' SITTING/DINING ROOM, complete with a charming LOG BURNER, provides an inviting space for relaxation and entertaining, and seamlessly opens onto a WALK-OUT BALCONY perfect for morning coffee or evening sunsets. The FULLY FITTED KITCHEN boasts INTEGRATED APPLIANCES and ample workspace, catering to culinary enthusiasts and casual cooks alike. TWO DOUBLE BEDROOMS are generously proportioned, with the MAIN BEDROOM featuring FULL LENGTH FITTED WARDROBES and a beautiful BAY WINDOW that floods the room with NATURAL LIGHT. The second bedroom offers flexibility for guests, a home office, or creative pursuits, whilst both bedrooms are served by the FAMILY BATHROOM with SHOWER over the bath. Residents benefit from FREE PERMIT PARKING, with the property also boasting its own PRIVATE and FULLY ENCLOSED GARDEN that has been beautifully maintained by the current vendors.



Council Tax band: A
Tenure: Leasehold
EPC Energy Efficiency Rating: E
EPC Environmental Impact Rating: E

- Spacious Second Floor Apartment
- Quiet Cul-De-Sac Setting
- Secure Telecom Gated Entry
- 16' Sitting/ Dining Room With Log Burner Opening To Walk-Out Balcony
- Fully Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms Served By A Three Piece Family Bathroom
- Private & Enclosed Rear Garden
- Free Permit Parking

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.



SETTING THE SCENE

Tucked away within this quiet cul-de-sac, the property is approached via a secure communal entrance featuring a telecom entry system. Once inside, two flights of stairs lead up to the main entrance.

THE GRAND TOUR

Stepping inside, the entrance hall offers the perfect meet-and-greet space, with doors opening to all accommodation and benefiting from an integrated cupboard ideal for coats and shoes. Tiled flooring runs underfoot and continues through an open walkway into the fully fitted kitchen. The kitchen itself includes a comprehensive range of wall and base storage cupboards, as well as integrated appliances including a double oven, a four-burner gas hob, and an extractor. Freestanding space is available for a fridge/freezer, alongside under-counter plumbing for a washing machine. Worktop space wraps around, complemented by tiled splashbacks for ease of maintenance. At the end of the hallway, you are welcomed into the heart of the home: a 16' open-plan sitting and dining room enjoying a light and bright dual aspect that floods the space with natural light. Wooden flooring runs underfoot, with the room allowing for a range of soft furnishing configurations and formal dining, currently featuring a cleverly utilised alcove space for a desk. The room is centred around a feature fireplace boasting a wood burner perfect for cosy winter evenings, whilst sliding glass doors at the end of the room open directly onto a well-sized walkout balcony. This outdoor space offers plenty of room for outside furniture and currently hosts a range of colourful plants and shrubs. Opening from the hall, two well proportioned double bedrooms overlook the front of the home, both with wood flooring underfoot. The main bedroom enjoys a full-length fitted wardrobe with sliding glass doors and a bay window that floods the room with light. Both rooms are served by a three-piece family bathroom featuring continued tiled flooring, floor-to-ceiling tiling and a shower over the bath with a glass splashback.

FIND US

Postcode : NR2 4JN

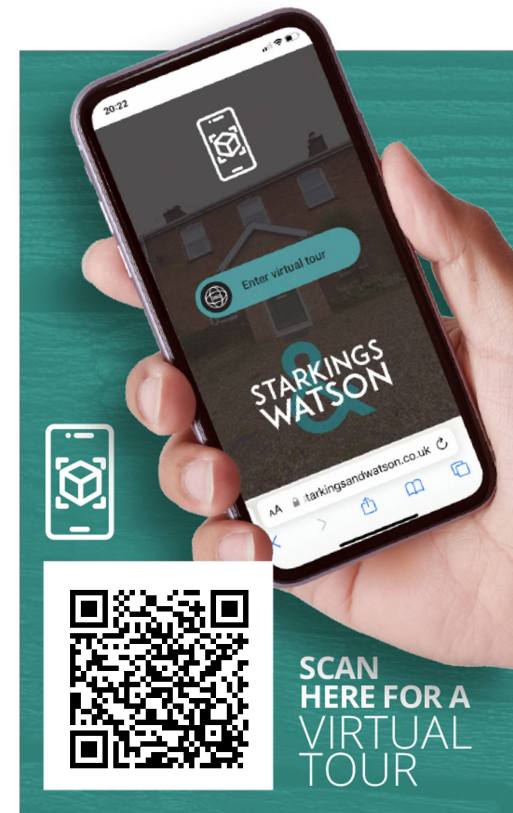
What3Words : ///lots.frame.ants

VIRTUAL TOUR

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

AGENTS NOTES

The property is offered on a leasehold basis with 92 years remaining lease. A service charge of £550 and ground rent of £10 are payable per annum.



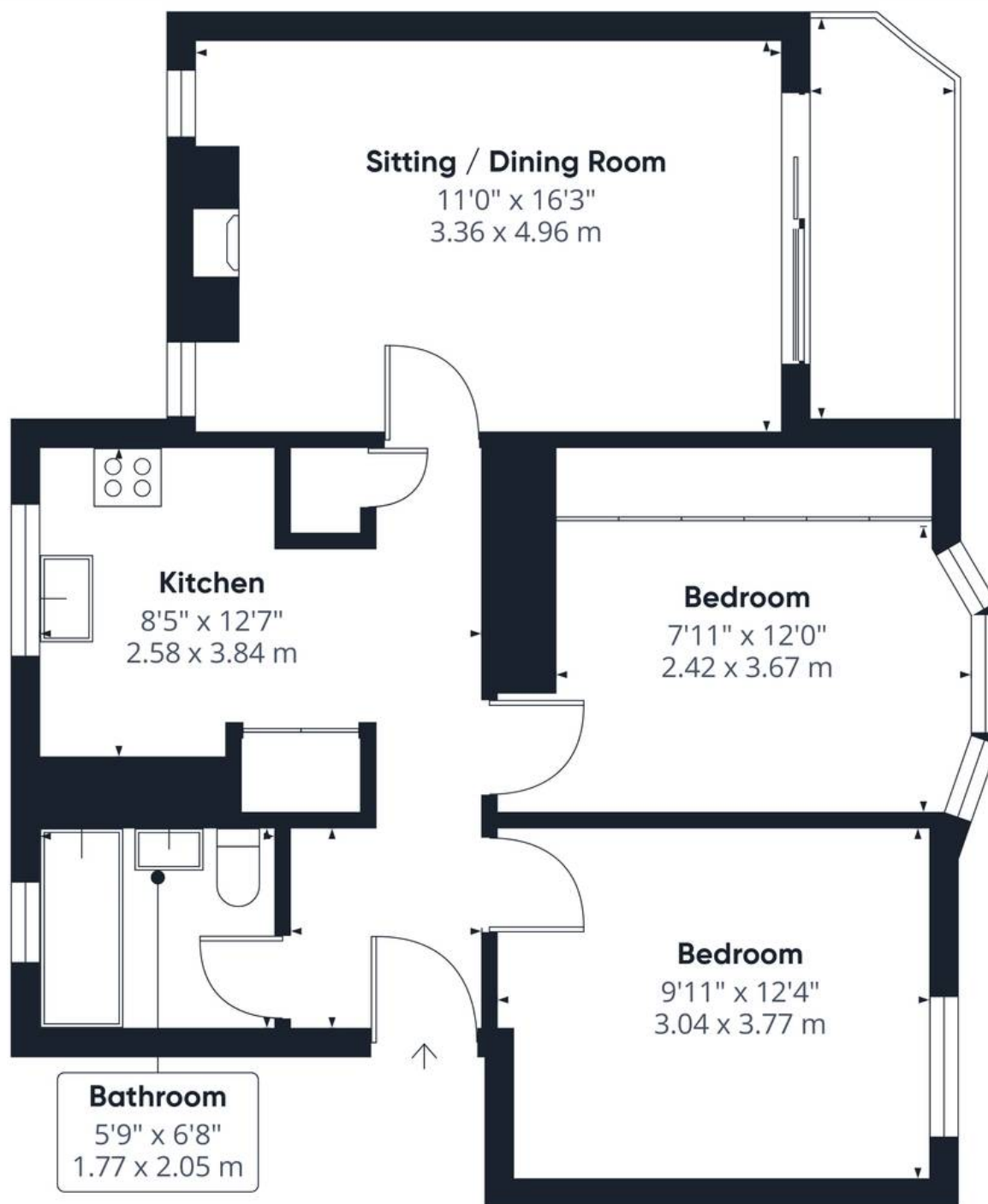




THE GREAT OUTDOORS

Stepping outside, the rear entrance leads into a private garden that is fully enclosed by timber panel fencing. The space opens onto a flagstone patio and shingled area, ideal for outdoor furniture and perfect for sitting out to enjoy the summer months. The garden features a colourful range of mature shrubs, vibrant plantings, and potted plants, whilst further benefiting from a timber built shed tucked away at the end.





Approximate total area⁽¹⁾

607 ft²

56.4 m²

Balconies and terraces

40 ft²

3.7 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.

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