



Knowsley Road, Norwich - NR3 4PU

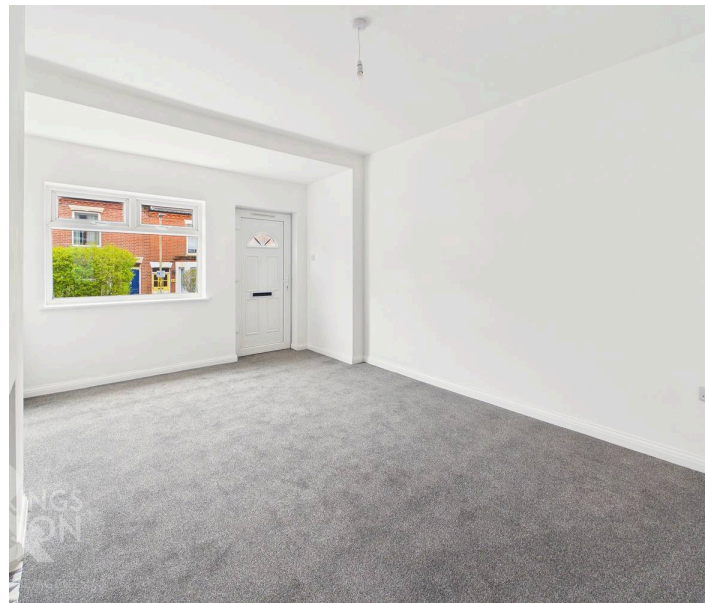
**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Knowsley Road Norwich

NO CHAIN! Positioned within the popular NR3 location, this beautifully UPDATED and MODERNISED MID-TERRACE HOUSE presents an exceptional opportunity for those seeking a home that is TURNKEY and ready to move in, including a BRAND NEW BOILER. Step through the EXTENDED FRONT entrance to discover a spacious SITTING ROOM, perfect for RELAXING evenings or ENTERTAINING guests with newly laid CARPETED FLOORING, continuing to the separate DINING ROOM, offering plenty of space for formal dining and family meals, whilst stairs rise to the first floor. The modern, FULLY FITTED KITCHEN is both stylish and functional, featuring contemporary units and ample worktop space, with an adjoining enclosed REAR PORCH for added convenience, ideal for storing outdoor wear. Upstairs, THREE BEDROOMS including TWO DOUBLE ROOMS open from the landing, offering versatile accommodation for families, professionals, or guests. The three piece FAMILY BATHROOM is finished to a high standard, complete with a shower over the bath.



Stepping outside, the END-OF-BISECT rear GARDEN has been designed with a LOW MAINTENANCE in mind and includes a BRICK OUTBUILDING.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Updated & Modernised Mid-Terraced House
- Ready To Move In Condition
- Ever Popular NR3 Location
- Spacious Sitting Room & Separate Dining Room
- Modern Fully Fitted Kitchen & Enclosed Rear Porch
- Three Bedrooms
- Private & Enclosed Low Maintenance Garden

Within walking distance to the City Centre, this North City location is popular for those working in the centre. With excellent local bus routes a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.



## SETTING THE SCENE

Set back from the road, the property offers a low maintenance frontage enclosed by a low level brick wall. Access is provided via a wrought iron gate, with three shallow steps leading up to the main entrance at the front of the home.

## THE GRAND TOUR

Stepping inside, the spacious sitting room has been extended and offers the potential to be reconfigured to include a separate porch space. Currently open plan, it features uPVC double glazed windows to the front aspect and carpeted flooring running underfoot. The room is centred around a feature fireplace and offers versatility for various soft furnishing layouts, with an open archway providing tucked away storage for coats and shoes. This leads into the second reception room, which is ideal as a dining room. Stairs rise to the first floor from the corner of the room, while there is ample space for a formal dining table. An open walkway leads through to the fully fitted kitchen. The kitchen itself offers a substantial range of wall and base storage units topped with wood effect worktops and decorative tiled splashbacks. Under counter space and plumbing are available for appliances, with the boiler neatly inset into the corner. At the end of the kitchen, a door opens to a fully enclosed rear porch, providing a perfect cloakroom for outdoor wear, with a separate door leading out to the garden. A final door from the kitchen leads to the family bathroom, including floor-to-ceiling tiling for ease of maintenance and a white three piece suite including a shower over the bath with a glass splashback.

Ascending the stairs to the carpeted first floor landing, doors initially open to two well sized double bedrooms. The first double room enjoys a front facing aspect with large uPVC double glazed windows that flood the space with natural light. It offers ample room for a large double bed and includes a deceptively sized integrated wardrobe. Newly laid carpeted flooring continues into the second double room, which enjoys similar benefits. From here, a further door leads to the third bedroom; ideal as a single bedroom or nursery, this room offers great versatility for use as a dressing room or for potential conversion into an ensuite.

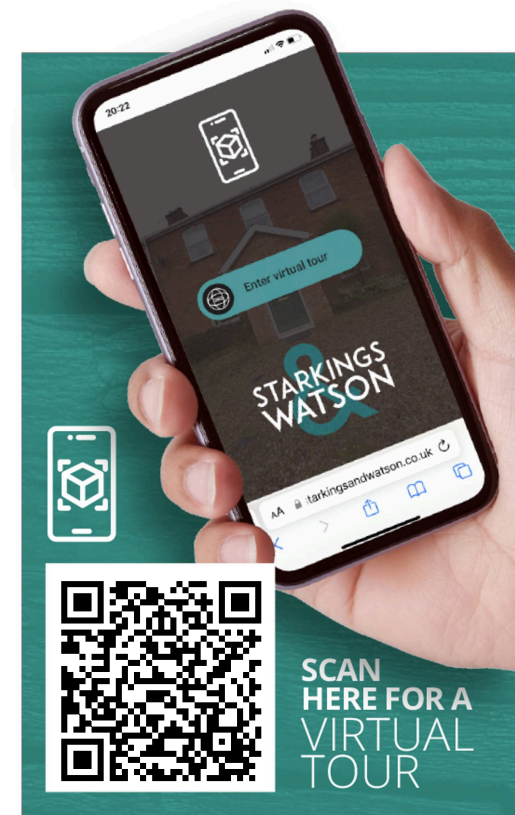
## FIND US

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What3Words : ///assume.mouth.paint

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

Stepping outside, the end-of-bisect rear garden is fully enclosed by brick walling, initially offering a wooden door that opens to a practical brick outbuilding. This space is ideal for storage or offers the potential to be converted into an outside utility room. The remainder of the garden is predominantly laid to a flagstone patio, providing an ideal area for outdoor furniture to enjoy the summer months. The space is finished with a flower bed along the rear boundary and a newly fitted wooden latch and brace gate, which allows for convenient pedestrian access out.





Floor 1

**Approximate total area<sup>(1)</sup>**

747 ft<sup>2</sup>  
69.5 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(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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