



Wakefield Road, Norwich - NR5 8JE

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HYBRID ESTATE AGENTS



Wakefield Road

Norwich

STUDENT LET CLOSE TO THE UEA, this spacious FURNISHED MID-TERRACE HOME extends to approximately 884 sq. ft (stms) and offers FLEXIBLE ACCOMMODATION arranged over two floors. The property is ideally configured for SHARERS, with up to FOUR BEDROOMS providing ample space for study and relaxation. A 14' DUAL ASPECT KITCHEN/DINING ROOM serves as the heart of the home, featuring generous worktop space and room for a full dining table, perfect for communal meals or entertaining friends. A separate UTILITY ROOM offers storage and laundry space. The layout is practical and well-planned, with a SEPARATE W.C for convenience, and a FAMILY BATHROOM with a shower. Each bedroom benefits from natural light and neutral décor, ensuring a comfortable environment for both rest and study. Practical ON ROAD PARKING is available directly outside, while the home itself is positioned within easy reach of the UEA campus, local shops, and public transport links, making it an ideal choice for students looking for a blend of comfort, location, and functionality.



With an ENCLOSED REAR GARDEN bordered by timber panel fencing for privacy and security. A PATIO SEATING AREA offers space for outdoor dining or relaxation, with steps leading down to a generous LAWNED GARDEN, ideal for summer barbeques or quiet study in the fresh air. The property also benefits from a BRICK BUILT SHED, providing secure storage for bikes or outdoor equipment, alongside a practical OUTSIDE W.C for added convenience.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Student Let Close to the UEA
- Mid-Terrace Home Extending to Approx. 884 Sq. ft (stms)
- Up to Four Bedrooms Over Two Floors
- 14' Dual Aspect Kitchen/Dining Room with Ample Dining Space
- Separate W.C & Family Bathroom with a Shower
- On Road Parking
- Enclosed Lawned Gardens
- Brick Built Shed

Situated within a popular residential area between West Earlham, Costessey and the UEA and on the outskirts of Norwich, this location is popular for families and students alike.



The property is only a 10 minute walk to the UEA and in the other direction you find all the local amenities that Costessey offers such as shops, hardware store, post office, convenience store 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.

SETTING THE SCENE

Occupying an elevated position, the property is approached via a hard standing footpath, taking you to the main entrance door, with a low level brick wall retaining a lawned frontage. A communal passageway leads to the rear garden and outbuildings.

THE GRAND TOUR

Once inside, the hall entrance offers fitted carpet underfoot, with space for coats and shoes, and stairs rising to the first floor landing. The ground floor bedroom enjoys dual aspect views to front and rear, with a feature fireplace and fitted carpet underfoot. The adjacent kitchen offers an L-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven, with glass splash-back and extractor fan. Space is provided for general white goods including a fridge freezer, with dual aspect windows to front and rear, tiled flooring, space for a dining table and door to the rear lobby/utility. With further work surface space and a ceramic sink with tiled splash-backs, tiled flooring can be found underfoot, with space for white goods including a washing machine and tumble dryer.

Upstairs the carpeted landing leads to the three bedrooms - each finished with fitted carpet, uPVC double glazing and built-in wardrobes to the two larger bedrooms. Completing the property, the separate W.C offers tiled splash-backs with the family bathroom offering a two piece suite with a panelled bath and electric shower, with tiled splash-backs.

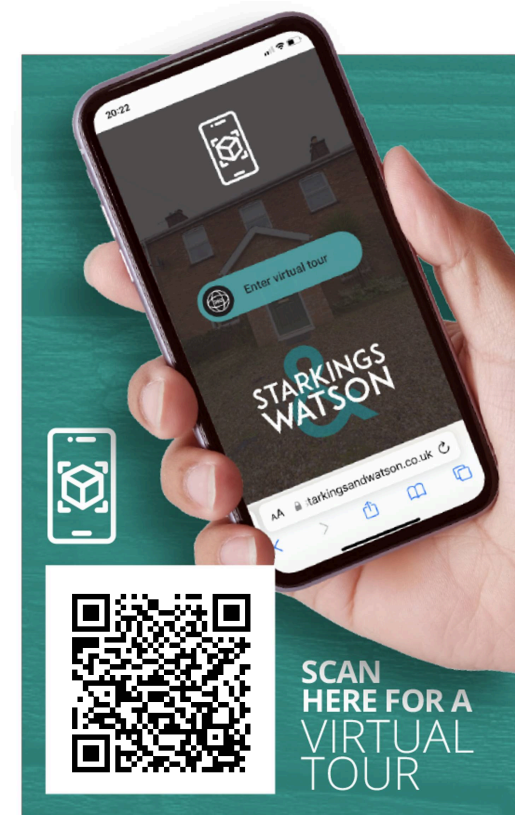
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VIRTUAL TOUR

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



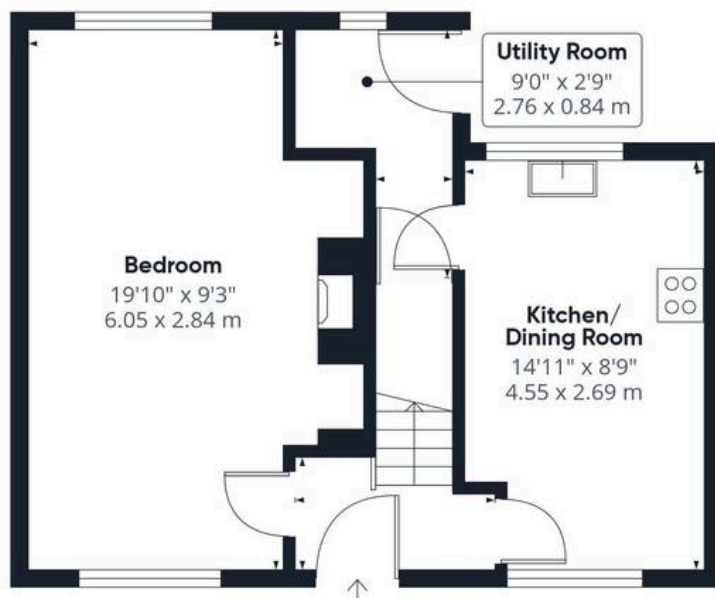




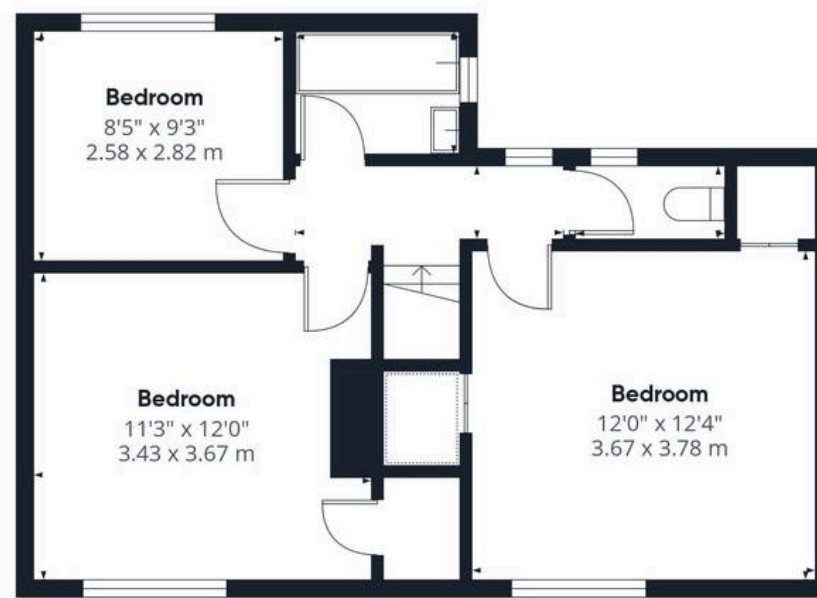
THE GREAT OUTDOORS

The rear garden is enclosed within timber panel fencing whilst offering a patio seating area and steps to a lawned garden. A brick built outbuilding offers storage alongside an outside W.C, whilst gated access leads to the front garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

884 ft²
82.1 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.

GIRAFFE360





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