



Jex Road, Norwich - NR5 8XQ

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Jex Road

Norwich

IMMACULATLY PRESENTED THROUGHOUT, this stylish END-TERRACE FAMILY HOME offers the perfect blend of comfort, convenience and modern living, situated within CLOSE PROXIMITY TO TRANSPORT LINKS, AMENITIES, THE UEA AND UNIVERSITY HOSPITAL. Step inside via the welcoming HALLWAY ENTRANCE, where stairs rise to the first floor and the space opens into a WELL PROPORTIONED SITTING ROOM featuring a charming feature FIREPLACE. The heart of the home is the impressive 16' OPEN PLAN KITCHEN/DINING ROOM, boasting EXTENSIVE STORAGE and thoughtfully designed for both family meals and entertaining. Upstairs, TWO DOUBLE BEDROOMS open from the landing, both offering excellent proportions and plenty of natural light, while the modern THREE PIECE FAMILY BATHROOM includes a shower over the bath, perfect for busy mornings. Stepping outside, the PRIVATE and FULLY ENCLOSED GARDEN has been LANDSCAPED to offer LOW MAINTENANCE ready to enjoy the summer. Whilst to the front, convenience is key with a shingle laid DRIVEWAY offering parking for two vehicles and benefitting from an EV CHARGER.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- End-Terrace Family Home
- Immaculately Presented Throughout
- Hallway Entrance Opening To A Well Proportioned Sitting Room
- 16' Open Plan Kitchen/ Dining Room
- Two Double Bedrooms Opening From The Landing
- Contemporary Three Piece Family Bathroom Including A Shower Over
- Landscaped Private & Fully Enclosed Rear Garden
- Driveway Parking & EV Charging Point

Located on the fringe of Norwich City, this property is ideally placed within convenient distance to the main shopping district, University of East Anglia, Norfolk and Norwich hospital, 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

Recessed from the road on this popular residential street, the property opens to a low maintenance frontage featuring a shingle laid driveway that provides off road parking for two vehicles, while also benefiting from an EV charging point. From here, a few shallow steps lead down to a pathway that guides you to the main entrance, which is neatly positioned at the side of the home under a sheltered open porch.

## THE GRAND TOUR

Heading inside, the entrance hall features stairs rising to the first floor with carpeted flooring underfoot, whilst an internal door leads directly into the well proportioned, front facing sitting room. Having continued carpeted flooring, this inviting living space is centred around a feature fireplace with a wooden mantelpiece, offering plenty of room for a variety of soft furnishing layouts and a home office desk setup, all complemented by two integrated storage cupboards. A further internal door leads directly into the impressive 16' kitchen/dining room, which features low maintenance hard flooring underfoot. The kitchen itself boasts extensive storage from a range of wall and base units, with freestanding space for an oven and under counter plumbing for both a washing machine and a dishwasher. Wrap around worktops provide ample room for food preparation, beautifully complemented by practical tiled splashbacks. Across the room, there is plenty of space for a freestanding fridge/freezer and a formal dining table, with a door opening directly out to the garden.

Ascending to the carpeted first floor landing, loft access is available overhead, while doors give way to two well proportioned double bedrooms. The main bedroom enjoys a wonderfully bright dual aspect from uPVC double glazed windows, ensuring the room is flooded with natural light, while the second bedroom also comfortably accommodates a double bed and freestanding storage furniture. Both rooms are served by a modern three piece family bathroom, featuring stylish wood effect flooring running underfoot and a shower over the bath with a glass splashback.

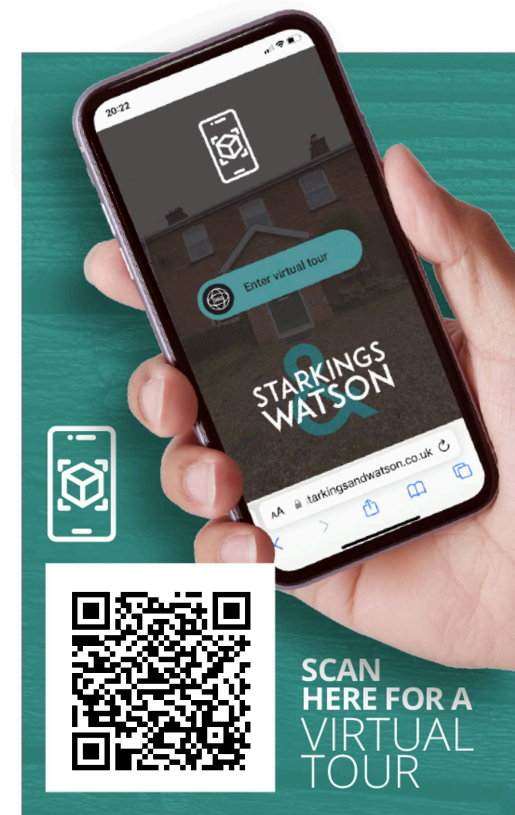
## FIND US

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## VIRTUAL TOUR

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





## THE GREAT OUTDOORS

Stepping outside from the kitchen/dining room, you are welcomed into a well proportioned, private and fully enclosed rear garden. The outdoor space initially features a flagstone patio perfectly suited for outdoor furniture and entertaining during the warmer months, bordered by low maintenance shingle. To the side, a wooden latch and brace gate provides convenient access directly back to the front of the property. Passing through a charming low level wooden picket gate, the remainder of the garden opens up to a beautifully maintained lawn, with a neat shingle pathway leading down to the foot of the garden where mature shrubs and a practical metal storage shed can be found.





Ground Floor



Floor 1

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

705 ft<sup>2</sup>  
65.6 m<sup>2</sup>

(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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