



Princess Beatrice Close, Norwich - NR6 5DB

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HYBRID ESTATE AGENTS



Princess Beatrice Close

Norwich

Situated in a quiet CUL-DE-SAC this DETACHED HOME has been considerably EXTENDED and IMPROVED by the current owners to create a flawless finish with each living space flowing brilliantly from one to another creating a welcoming atmosphere ideal for family living. In total, THREE RECEPTION ROOMS are on offer on the ground floor including a NEWLY ROOFED GARDEN ROOM found off from the 23' SITTING ROOM and a well finished alteration where the DINING ROOM was opened up to aid the openness and flow of the home. Tiled flooring throughout the porch, dining, kitchen garden room and utility is Karndean. To the rear of the home a fitted modern kitchen boasts ample storage with a large UTILITY ROOM leading out to the rear garden. From the first floor landing, a total of FOUR BEDROOMS are on offer each having use of a MODERN FAMILY BATHROOM SUITE with further EN-SUITE bathroom and ground floor WC. The rear garden, due to the position of the home, retains PRIVACY at every corner being WELL PLANTED creating a colourful setting complimented by a RESIN PATIO while the front of the home boasts a large DRIVEWAY and DOUBLE GARAGE.

Council Tax band: F

Tenure: Freehold

- Detached House With Four Bedrooms
- Tucked Away Setting Enhancing Privacy In Every Space
- Over 1580 Sq. Ft Of Living Space (stms)
- Three Reception Rooms, Including Recently Improved Garden Room
- Far Reaching Rural Views Of The Wensum Valley At The Rear
- Three Piece Family Bathroom, En-Suite Bathroom & Ground Floor WC
- Manicured Rear Garden With Resin Patio Space
- Driveway & Double Garage

The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.



SETTING THE SCENE

The property is found tucked away at the very end of this quiet cul-de-sac where a sweeping driveway opens up to give parking for multiple vehicles whilst a double garage faces towards the home with electric roller doors to the front. A well maintained and colourfully planted frontage features a mixture of planting beds, shrubbery and shingle bedding leading towards the front door.

THE GRAND TOUR

Once inside, a separate porch entrance creates the ideal space to slip off coats and shoes whilst a set of glass panelled wooden doors open up into the main section of the home. From here stairs for the first floor can be found directly ahead with a handy two piece WC found underneath serving the ground floor which much like the rest of the home has been modernised by the current owners. The current owners have chosen to open this section of the home to create a more free flowing design where all tiled flooring opens up to leave more than enough room for a formal dining suite overlooking the front of the quite close through uPVC double glazed windows. Moving freely from here towards the rear of the home, the kitchen emerges with a continuation of the same tiled flooring where a mixture of wall and base mounted storage cupboards are complemented by a multitude of worktop space with built in waste bin, crockery draw, Bosch microwave, dishwasher and fridge with glass front to match the worktop upstands, leaving room for appliances to include a range oven and hob with extraction above, drinks fridge and all plinth lighting. A water softener and Franke water filter are also installed. Just off from the kitchen through one of the many glass panelled internal doors, a utility room can be found with a further continuation of the storage, access door into the rear garden and wall mounted gas central heating boiler.

The opposite side of the home gives way to a generously sized 23' living room featuring an oriel window to the front with the rest of the space being laid with all carpeted flooring leaving more than enough room for a potential choice of layout of soft furnishings with centrepiece electric fire with solid mantle and tiled hearth. At the very rear of the home through a set of bi-folding doors is the conservatory.

The current owners have recently had a warm roof installed on what was the conservatory to make a extremely versatile garden room space bordered by uPVC double glazed windows giving unspoiled views off the colourful garden beyond with sliding doors opening onto the resin patio.

The first floor landing splits in each direction to take you into all four of the bedrooms as well as a fully modernised three piece family Shower room currently featuring a walk in shower with centralised rainfall shower head, tall heated towel rail and a multitude of vanity storage. Two double bedrooms can be found on this side of the home with the slightly smaller being laid with carpeted flooring leaving room for a double bed and soft furnishings overlooking the rear garden and tree lined views beyond. The main bedroom sits just in front of this where the owners have created a separate en-suite bathroom complete with corner bath unit and large range of vanity storage with 'his' and 'hers' sinks. On the opposite side of the home two further bedrooms can be found, one being again a well proportioned double bedroom complete with fitted wardrobes and all wood effect flooring whilst the smaller of the four bedrooms sits just behind this currently functioning as a home office however perfectly positioned to be a single bedroom or nursery for expecting families

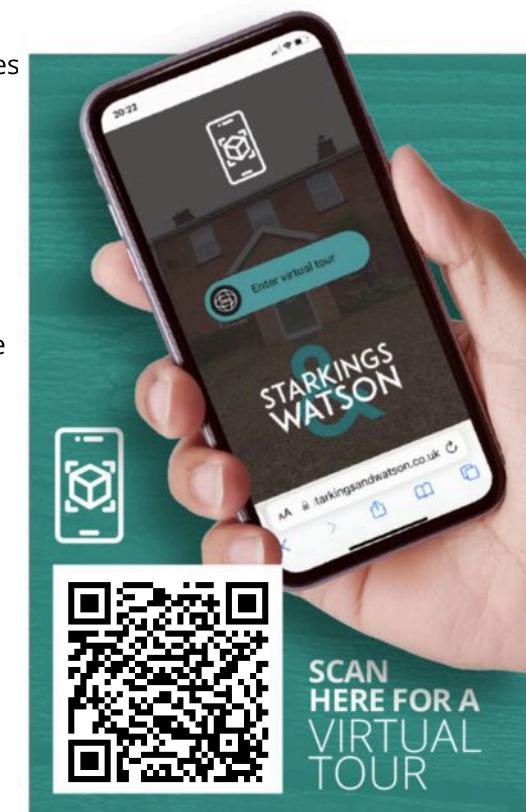
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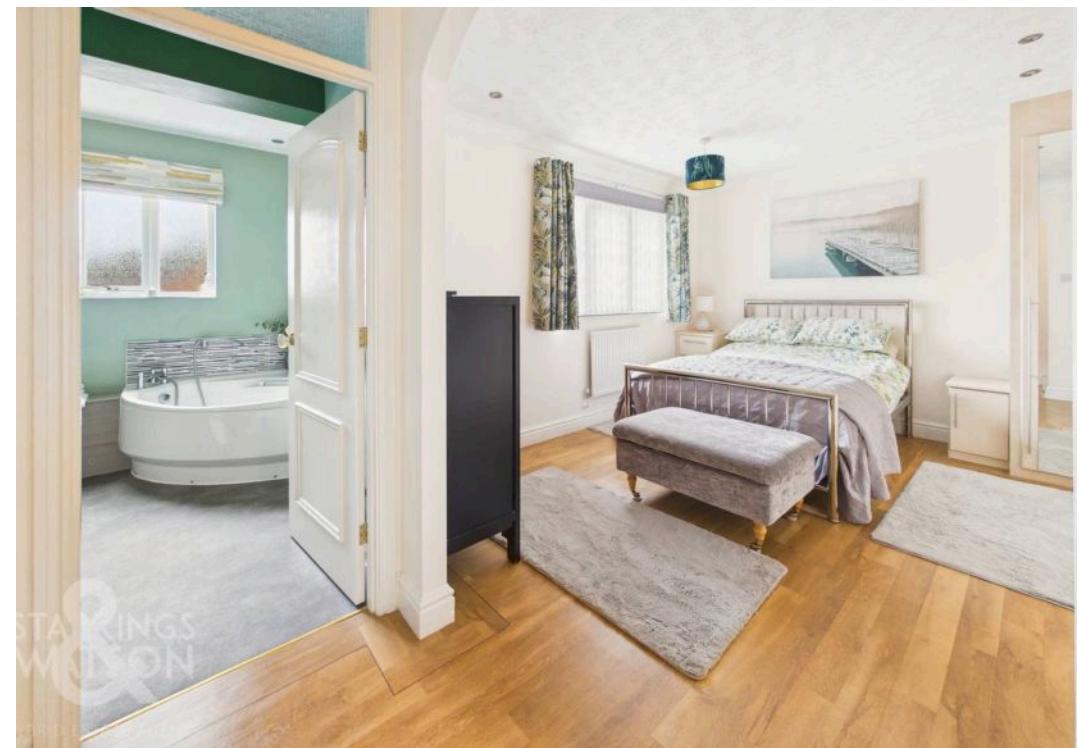
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VIRTUAL TOUR

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



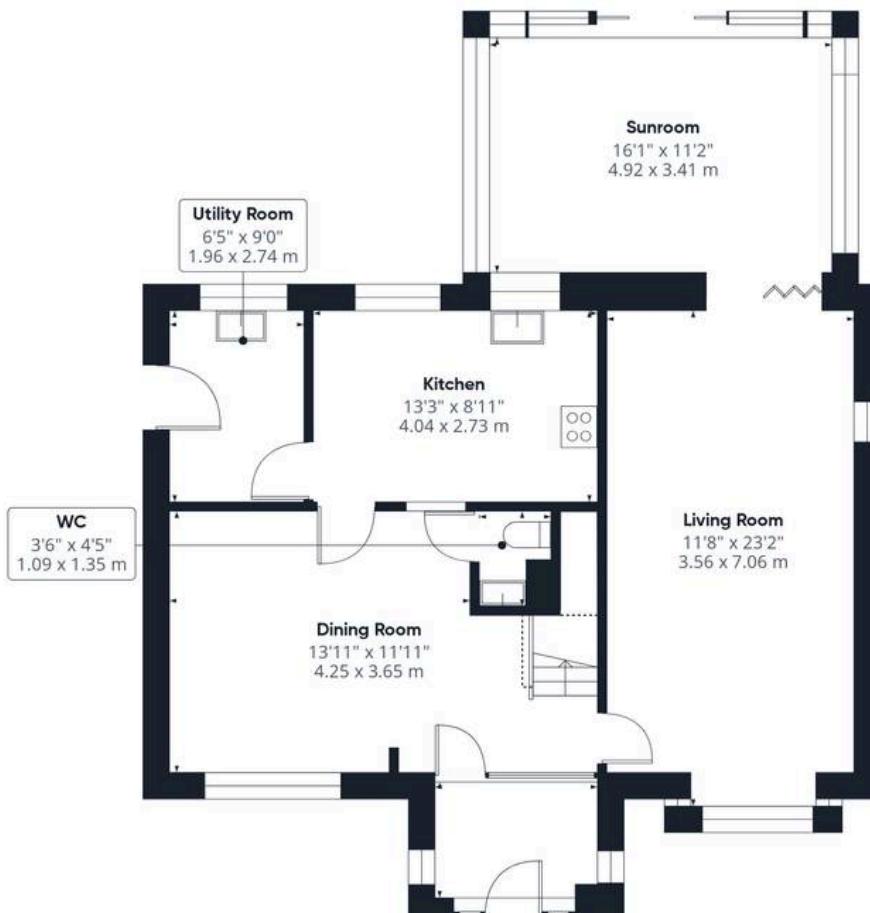




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear and offers a cacophony of colour through a multitude of raised planting beds, well maintained hedges and shrubbery with a resin patio creating the ideal space to sit and enjoy the warmer months and the far reaching rural views of the Wensum Valley. A covered section creates the ideal space to sit and enjoy with external power and taps for easy garden maintenance.





Approximate total area⁽¹⁾

1589 ft²
147.8 m²

Reduced headroom
10 ft²
1 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.

GIRAFFE360





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