



Olive Close, Norwich - NR5 0AR

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Olive Close

Norwich

NO CHAIN! Positioned at the end of a quiet CUL-DE-SAC, this DETACHED FAMILY HOME has been EXTENDED & UPDATED offering an improved and well flowing layout, including FOUR spacious BEDROOMS. The HALLWAY ENTRANCE is well sized with stairs rising and huge storage space hidden below. Doors open from the 13' SITTING ROOM leading to the heart of the home; the 21' OPEN PLAN KITCHEN and DINING ROOM, boasting SKYLIGHTS overhead and FRENCH DOORS opening to the raised terrace, completed with a separate UTILITY ROOM. The first DOUBLE BEDROOM can also be found on the ground floor, complete with an ENSUITE SHOWER ROOM. Upstairs, three further bedrooms and a FAMILY SHOWER ROOM open from the landing. Including two DOUBLE BEDROOMS, both enjoying a generous DUAL ASPECT and INTEGRATED WARDROBES, with one offering a further ENSUITE SHOWER ROOM. Outside, the REAR GARDEN is PRIVATE and FULLY ENCLOSED, boasting a SOUTH/ EASTERLY FACING rear aspect and views stretching beyond.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Detached Family Home
- Extended & Improved Layout
- End Of Cul-De-Sac Positioning
- 21' Open Plan Kitchen/ Dining Room
- Four Bedrooms
- First Floor Shower Room & Two Ensuite Shower Rooms
- South/Easterly Facing Private & Enclosed Garden

Nearby you will find a variety of local amenities including shops, hardware store, post office 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. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.



SETTING THE SCENE

The property can be found set back from the road behind a brick wall enclosed frontage, opening to a paved driveway. Adjacent to the driveway is a neat garden, primarily laid to lawn and bordered by a range of plantings and shrubs. A wooden latch and brace gate provides convenient side access to the rear, while the main entrance is located prominently to the front of the home.

THE GRAND TOUR

Stepping inside, the enclosed porch entrance offers an ideal place for storing coats and shoes. Opening to the spacious hallway entrance, a perfect meet and greet space. Stairs rise to the first floor whilst a deceptively large storage space can be found beneath. A door to the left opens to the first double bedroom, enjoying a front facing aspect with carpeted flooring running underfoot. Fitted wardrobe space can be found to the corner whilst a separate door opens to the three piece en-suite shower room, offering a wet room style with an open walk in shower. Vanity storage can be found below the sink adjacent to a wall mounted heated towel rail. To the right from the hallway, the 13' sitting room is centred around a feature fireplace with carpeted flooring running underfoot allowing for a range of soft furnishing layouts. Double doors open to the heart of the home, the 21' open plan kitchen dining room. This socially inviting space offers hard flooring running underfoot with ample space for formal dining. Skylights overhead ensure the room is flooded with natural light whilst French doors open to the raised garden terrace. A large kitchen island can be found to the middle offering plentiful integrated storage and breakfast bar seating. The remainder of the kitchen offers a range of floor base storage cupboards with integrated appliances including a 'neff' oven and microwave, warming drawer and hob. A further door leads back to the hallway whilst a separate utility room can be found with continued base storage cupboards and further space available for an 'American' style fridge/freezer, washing machine and tumble dryer.

Ascending the stairs to the first floor landing, loft access can be found above whilst doors give way to three bedrooms. Two double bedrooms both enjoy a dual aspect with uPVC double glazed windows ensuring the room is well lit. The first room is used as a snug space and benefits from integrated wardrobes. Across the landing, the main bedroom also features deceptively large integrated wardrobes in addition to an en-suite shower room including an open walk in shower with a glass splashback and vanity storage below the sink. Completing the accommodation, the third bedroom can be found also with integrated wardrobes and a three piece family shower room with a glass enclosed open shower opens from the landing.

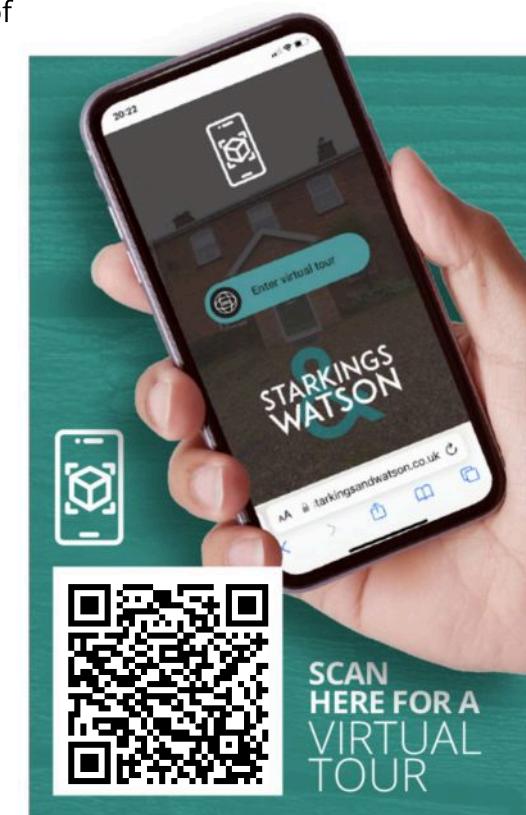
FIND US

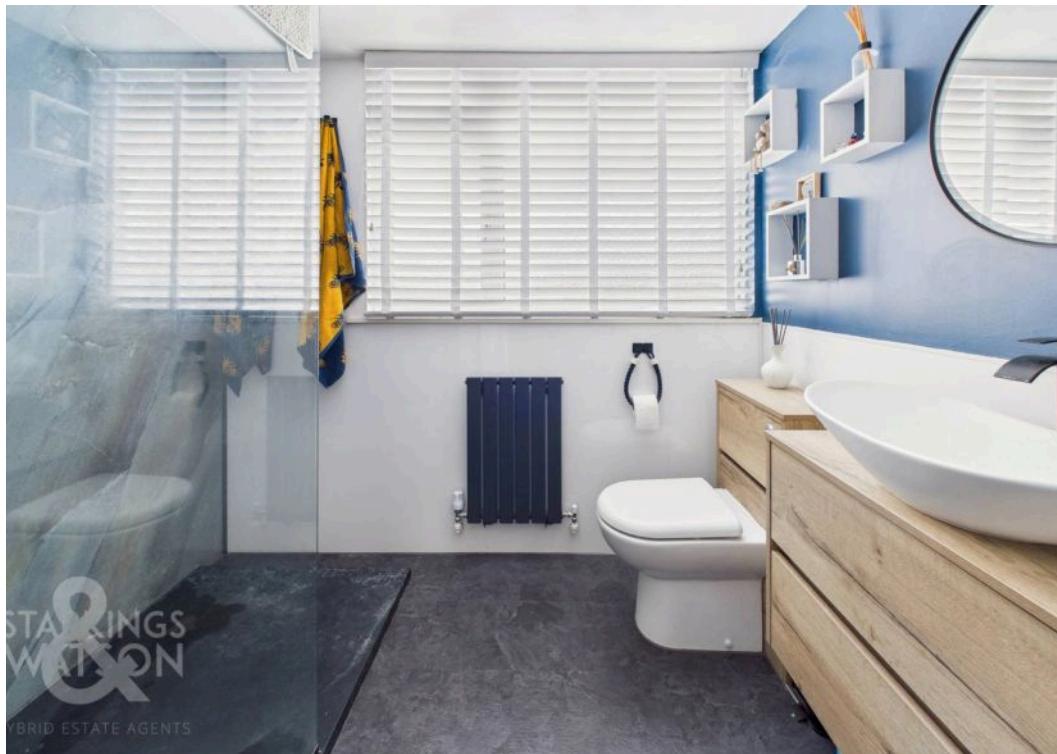
Postcode : NR5 0AR

What3Words : ///sound.emerge.tribune

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, you will find a private rear garden fully enclosed by timber panel fencing. The space features a practical, brick-built storage room and a raised wooden decking terrace, perfect for outdoor seating and enjoying the summer months. The remainder of the garden is predominantly laid to a well-maintained lawn, with borders home to various shrubs and plantings. Mature trees and a wooden pergola are situated at the end of the garden.



Approximate total area⁽¹⁾

1348 ft²
125.4 m²

Reduced headroom
3 ft²
0.3 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





Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.