



Carshalton Road, Norwich - NR1 3BW



Carshalton Road

Norwich

Ideally situated CLOSE to NORWICH CITY CENTRE, this mid-terrace home offers a TYPICAL TERRACE HOUSE LAYOUT, with COURTYARD GARDENS and ON ROAD PARKING. The BAY FRONTED SITTING ROOM is centred on a feature fire place, with a separate DINING ROOM, W.C and GALLEY STYLE KITCHEN beyond. The first floor offers TWO DOUBLE BEDROOMS with a built-in cupboard to one, and an EN SUITE SHOWER ROOM to the rear. Heading outside, a LOW MAINTENANCE COURTYARD includes a BRICK BUILT SHED.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Mid-Terrace Home
- Two Reception Rooms
- Galley Style Kitchen
- W.C & Family Bathroom
- Two Double Bedrooms
- Courtyard Garden with Brick Shed
- Central Heating & Double Glazing
- Walking Distance to City Centre

Properties situated in the Centre of Norwich offer a wealth of local amenities including, shops, pubs and doctors surgeries. There is a wide variety of bus services in Norwich on offer and there is easy access to the train station and major routes including A47/A140. Various leisure facilities can be found close by, including a shopping centre Gym and Sports facility.



SETTING THE SCENE

This mid-terrace offers a courtyard style frontage with a low level brick wall and access leading to the hard standing footpath and steps which take you to the front door.

THE GRAND TOUR

Heading inside, the sitting room faces the front with a bay window and feature fireplace, whilst wood effect flooring runs underfoot. A door takes you to the inner hallway where the stairs rise to the first floor landing, and a further door takes you to the second reception room which is ideal as a dining room with a further feature fireplace, window to rear and under-stairs storage space. The kitchen sits beyond with a galley style range of wall and base level units including an inset gas hob and built-in electric oven with a stainless steel sink and drainer unit with tiled splash backs and wall mounted gas fired central heating boiler. The rear lobby offers space for a fridge freezer, whilst a door leads the rear garden and a useful ground floor W.C can be found beyond. Heading upstairs, two double bedrooms lead off the landing area, with a built-in storage cupboard which is in the front facing bedroom, whilst the rear bedroom is finished with a feature fireplace and stripped wood flooring, with a door leading to the family bathroom beyond - including a shower over the bath, stripped wood flooring and tiled splash-backs.

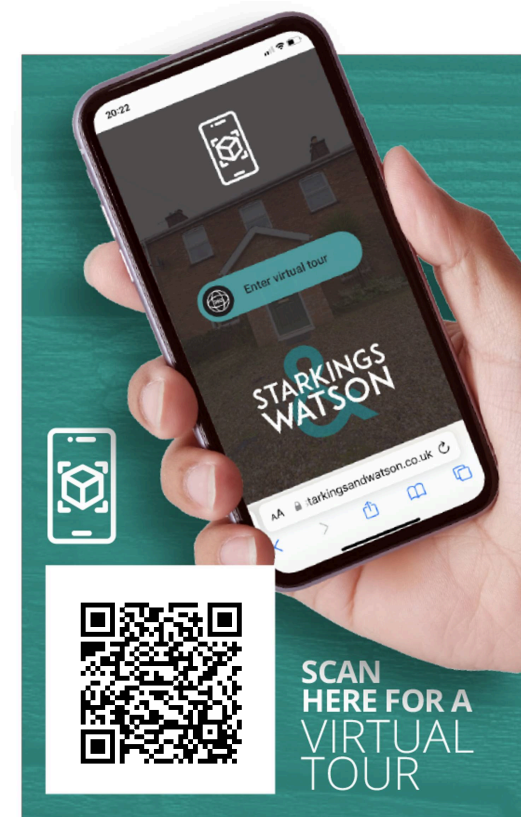
FIND US

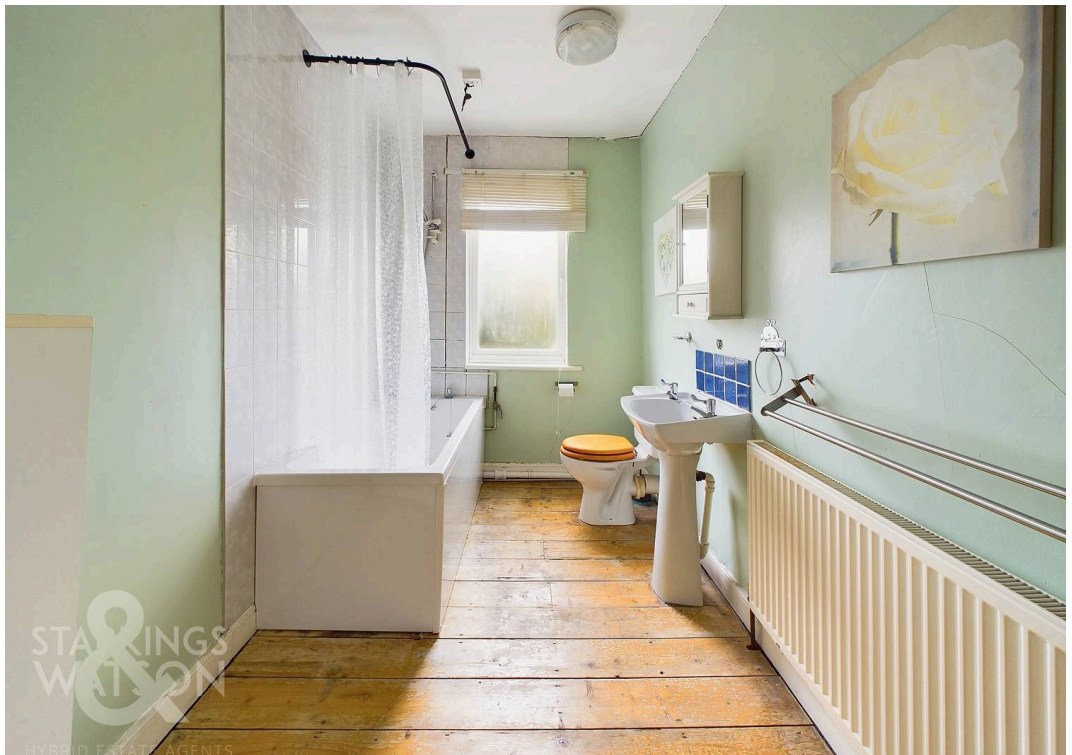
Postcode : NR1 3BW

What3Words : ///cares.hops.feels

VIRTUAL TOUR

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



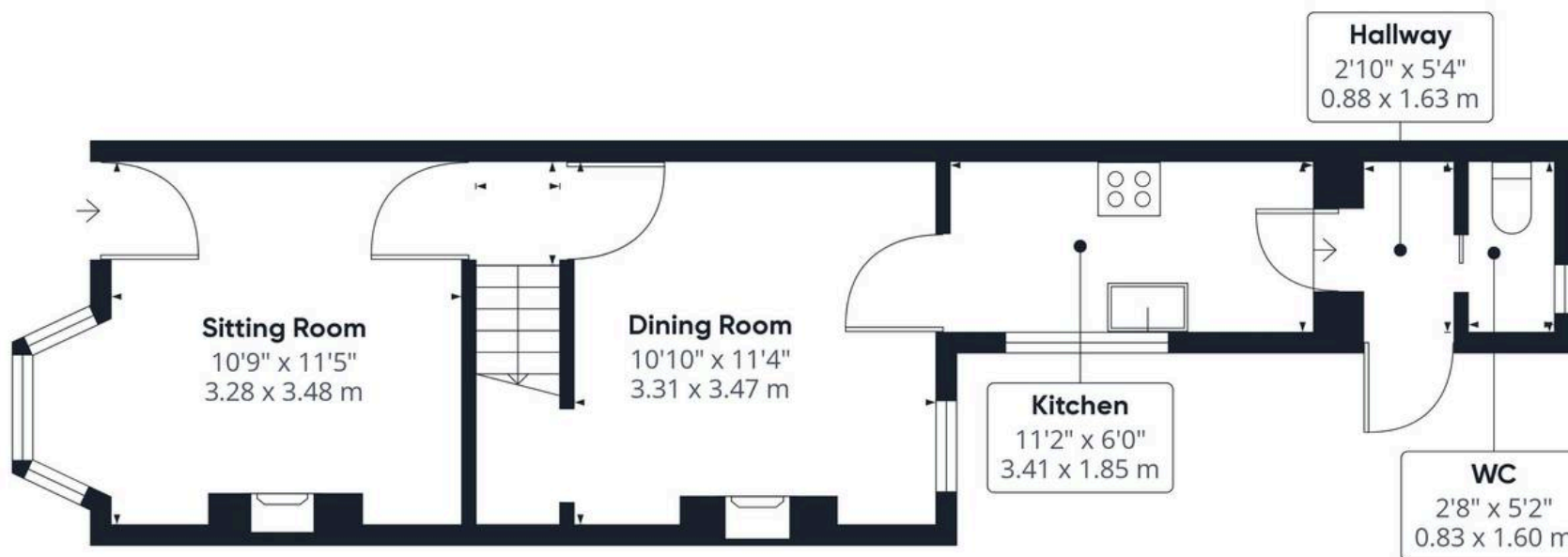




THE GREAT OUTDOORS

The rear garden is low maintenance and mainly laid to hard standing, with slate borders and a brick built storage shed to the rear, along with a rear gated access.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

699.98 ft²

65.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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