



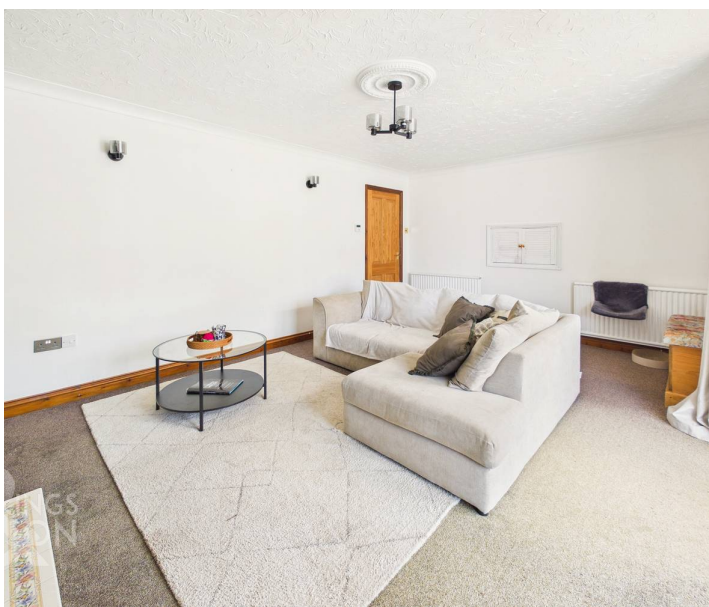
Valley View Crescent, Norwich - NR5 0HU



Valley View Crescent

Norwich

Positioned within a quiet CUL-DE-SAC, this EXTENDED DETACHED CHALET FAMILY HOME offers exceptional space, comfort, and versatility for modern living, boasting a BRAND NEW BOILER FITTED 2026. A welcoming HALLWAY ENTRANCE with stairs rising provides access to all ground floor accommodation, providing an ideal meet and greet space. The impressive 17' SITTING ROOM seamlessly opens to a bright SUNROOM, where FRENCH DOORS lead directly into the garden, creating an ideal setting for relaxing or entertaining. The FULLY FITTED KITCHEN boasts INTEGRATED APPLIANCES and is complemented by a SEPARATE UTILITY ROOM with plumbing for white goods. There are FOUR DOUBLE BEDROOMS arranged over two floors, offering flexibility for family, guests, or home working, with a GROUND FLOOR SHOWER ROOM and a FIRST FLOOR FAMILY BATHROOM providing convenience for all. Heading outside, the LARGE DRIVEWAY provides off-road parking for multiple vehicles, with the GARAGE accessed from an ELECTRIC ROLLER DOOR.



To the rear, the PRIVATE and FULL ENCLOSED GARDEN offers a blank canvas ready for a buyer to make their own.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended Detached Chalet Family Home
- Quiet Cul-De-Sac Setting
- Brand New Boiler Fitted 2026
- 17' Sitting Room Opening To Sunroom Overlooking The Garden
- Fully Fitted Kitchen With Integrated Appliances & Separate Utility Room
- Four Double Bedrooms & Two Bathrooms Over Two Floors
- Well Proportioned Private & Fully Enclosed Garden
- Driveway Parking & Garage With Electric Roller Door

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

Set well back from the road, the property is quietly positioned within a small cul-de-sac and opens to a driveway providing off-road parking for multiple vehicles, bordered by raised wooden sleeper flower beds home to a range of mature shrubs and plantings. To the side of the property, access to the garage is provided via an electric roller door, whilst the main entrance can be found at the front of the home set under an open porch.

THE GRAND TOUR

Stepping inside, the entrance hall features stairs rising to the first floor, tiled flooring underfoot for ease of maintenance, and integrated storage perfect for keeping coats and shoes tucked away. From here, doors open to all ground floor accommodation, beginning with a versatile double bedroom that could also serve as an additional reception room or a home office. At the end of the hallway lies the heart of the home, the 17' sitting room with carpeted flooring, centred around a disused chimney breast with fitted cabinetry and shelving built into the alcoves. Allowing for a range of soft furnishing layouts, the sitting room features sliding glass doors opening directly into a fully uPVC double-glazed sunroom, which offers panoramic garden views and French doors leading outside. Currently used as a dining room, the sunroom could easily accommodate further soft furnishings. Also accessed from the hallway, the fully fitted kitchen offers extensive storage from a range of wall and base units alongside integrated appliances including an oven, a four-burner gas hob, and an extractor hood, with freestanding space for a fridge/freezer and a practical serving hatch through to the sitting room. The kitchen further benefits from an adjacent utility room providing additional storage, a sink with an integrated drainer,

under-counter plumbing for a washing machine, and direct access to both the garage and a convenient ground-floor shower room with a WC and large inset shower cubicle.

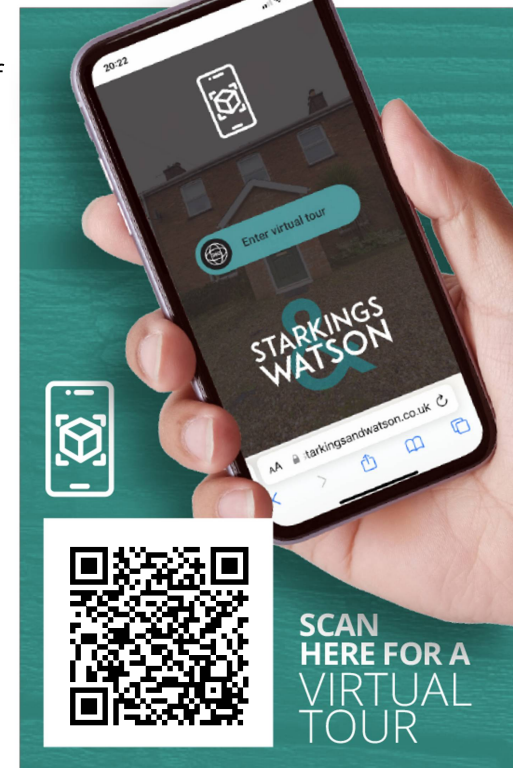
Ascending the stairs to the carpeted first-floor landing, the space is flooded with natural light from a Velux window and features two substantial integrated cupboards. Doors lead to three well-proportioned double bedrooms, all offering carpeted flooring, uPVC double-glazed windows, and part vaulted ceilings; the two rear facing bedrooms benefit from integrated wardrobes, while the front-facing room enjoys a dual aspect including a Velux window flooding the room with natural light. All bedrooms are served by a three piece family bathroom featuring floor-to-ceiling tiling for ease of cleaning.

Postcode : NR5 0HU

What3Words : ///goat.learn.hello

VIRTUAL TOUR

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



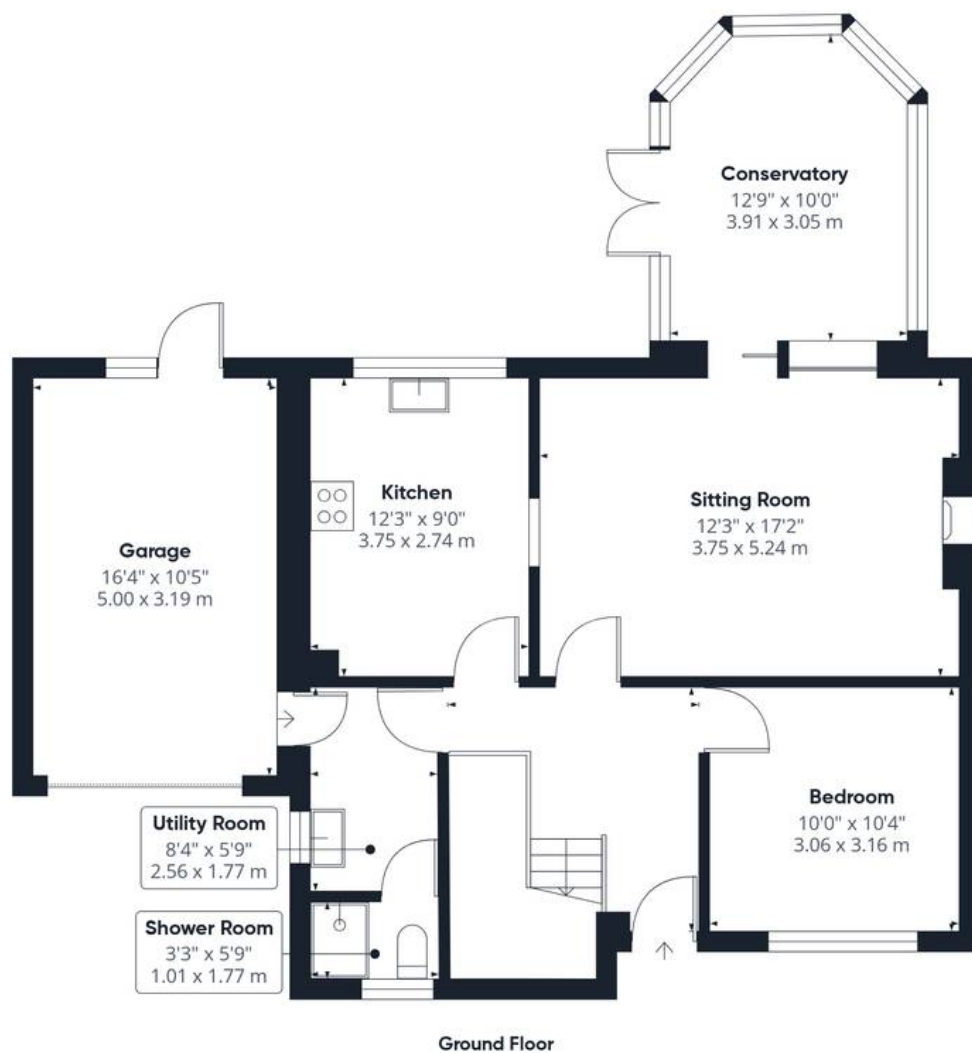




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber fencing, opening directly onto a flagstone patio that offers an ideal space for outdoor furniture to enjoy the summer months, leading on to a designated fire pit area. Wooden sleeper borders are laid with soil and shingle, ready for plantings and shrubs, leading to the foot of the garden where two convenient storage sheds can be found. Additionally, access is available down the side of the home leading back to the front.





Approximate total area⁽¹⁾

1332 ft²

123.8 m²

Reduced headroom

32 ft²

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





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