



Ranworth Road, Norwich - NR5 8EB

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Ranworth Road

Norwich

This HIGH END STUDENT HOME and DETACHED ANNEXE offers an IDEAL INVESTMENT, generating in the region of £39,000 PA. The FANTASTIC ACCOMMODATION is situated within WALKING and CYCLING DISTANCE to the UEA. The owner has RE-ROOFED the property along with adding a new GAS FIRED HEATING SYSTEM combined with NEW RADIATORS in EVERY ROOM. NEW LIGHTING has also been installed throughout. Once inside you will find a SPACIOUS ENTRANCE HALL, from here you will find a DOUBLE BEDROOM with a LARGE EN SUITE SHOWER ROOM, NEWLY FITTED KITCHEN/DINING ROOM with DOUBLE OVEN, ELECTRIC HOB and FRIDGE/FREEZER. This leads to an INNER HALL with ACCESS to the ENCLOSED REAR GARDEN, a further DOUBLE BEDROOM with an EN SUITE SHOWER ROOM. Upstairs comprises THREE further GENEROUS DOUBLE BEDROOMS all benefiting from EN SUITE SHOWER ROOMS, you will also find a SUBSTANTIAL STORAGE CUPBOARD. OUTSIDE a low maintenance FENCED GARDEN completes the property. The ANNEXE creates a SELF CONTAINED STUDENT LET - fully furnished and with PARKING. This MODERN property is located in the gardens. The property offers an OPEN PLAN LIVING SPACE with a fitted KITCHEN including COOKING APPLIANCES. There is ample space for SEATING, DINING and STUDYING. One DOUBLE BEDROOM leads off with an EN SUITE DOUBLE SHOWER ROOM.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi-Detached Student Home & Garden Annexe
- Potential Income in the Region of £39,000 PA
- Walking & Cycling Distance to UEA
- Five Double Bedrooms + Annexe
- Five En Suite Shower Rooms within the Main House
- Secure Bike Storage
- Ample Off Road Parking
- Low Maintenance Garden

Located on the fringe of Norwich City and within easy walking or cycling of the UEA, this property provides a delightful retreat from the hustle and bustle, but within convenient distance to the main shopping district, University of East Anglia, 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

The property is approached via a pebbled driveway with a hard standing pathway leading to the front entrance door. Situated behind the main property, a shared lawned and paved garden separates the garden annexe, with a gated access leading to the front door. Parking can be found to front.

THE GRAND TOUR

Main House - Stepping inside, the entrance hall provides access to the principal ground floor accommodation and stairs rise to the first floor landing. To the front of the property, the generous kitchen is fitted with a range of wall and base level units, complemented by ample work surfaces, an inset electric hob with extractor fan over and a built-in eye level double oven, together with space for a fridge/freezer and washing machine. Two double bedrooms can be found on the ground floor, both enjoying views over the rear garden and benefitting from their own ensuite shower rooms. An inner hall provides useful built-in storage, external access to the side of the property and links the second ground floor bedroom.

Heading upstairs, the first floor landing includes a cupboard housing the gas fired central heating boiler and loft access. Three further double bedrooms lead off the landing, each offering comfortable and well-proportioned accommodation and all complete with their own ensuite shower rooms, creating five independent bedroom suites in total.

Annexe - With a uPVC double glazed door to front, you walk straight into the main living space. With room for seating, studying and a dining table, a window faces to front with electric heating, whilst the kitchen offers a range of storage, appliances and integrated electric oven and hob. A range of spotlights and a roof light offers great natural light. A door opens to the double bedroom with carpet under foot, and a door to the ensuite double shower room with Aquaboard splash backs and heated towel rail.

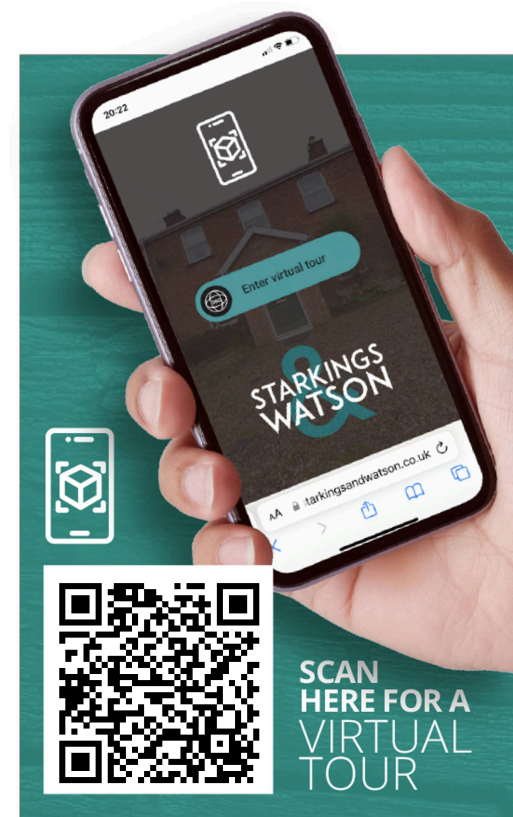
FIND US

Postcode : NR5 8EB

What3Words : ///guitar.meant.guilty

VIRTUAL TOUR

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

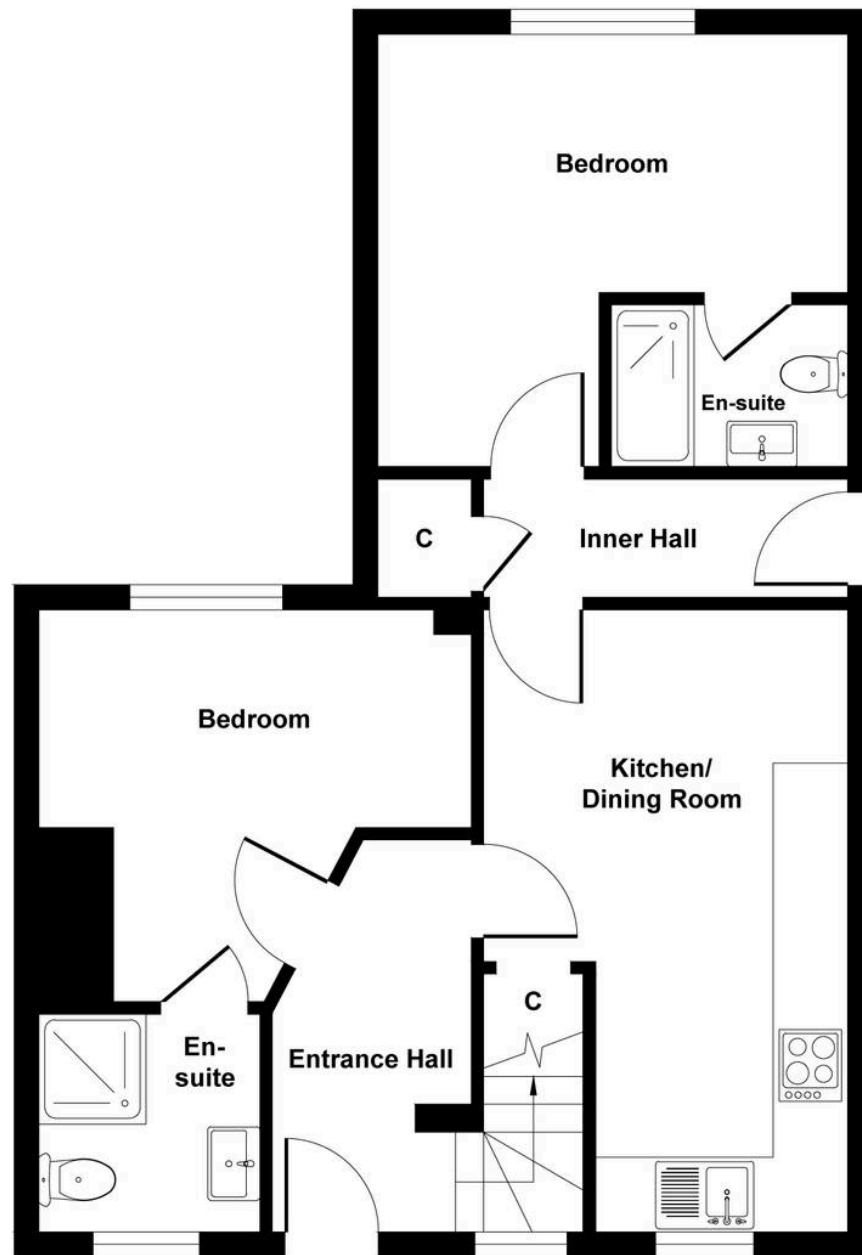




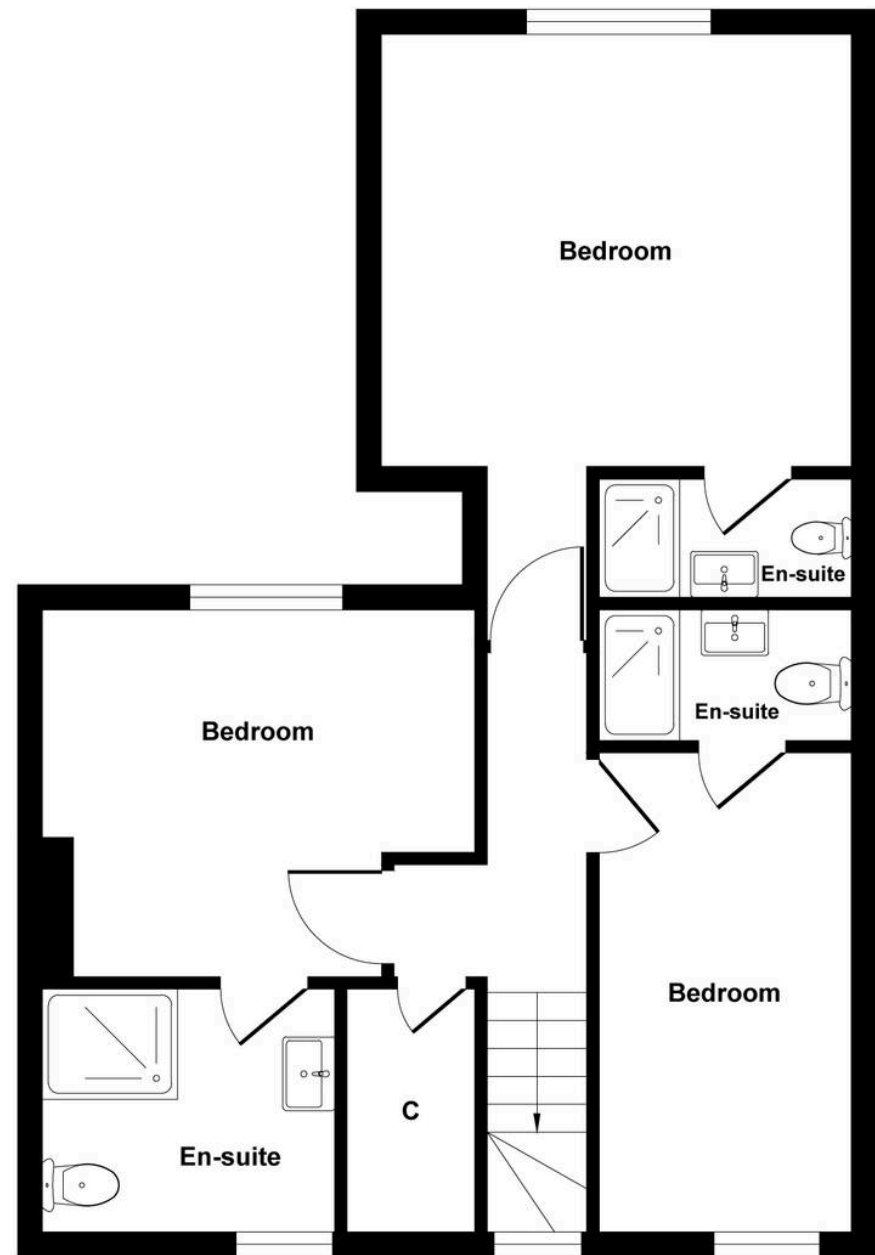
THE GREAT OUTDOORS

Outside, the enclosed rear garden has been designed with ease of maintenance in mind, featuring a lawned area, patio seating space and a hard standing pathway which wraps around the property, providing an ideal setting for relaxing or entertaining.





Ground Floor
 Approximate Floor Area
 555 sq. ft
 (51.56 sq. m)



First Floor
 Approximate Floor Area
 544 sq. ft
 (50.53 sq. m)

Approx. Gross Internal Floor Area 1099 sq. ft / 102.09 sq. m



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