



Suckling Avenue, Norwich - NR3 2SZ

Suckling Avenue

Norwich

NO CHAIN. Benefitting from a flawless décor this MID-TERRACE HOME boasts large open living spaces with many upgraded and MODERN features with the convenience of its location meaning all amenities and public transport links are within walking distance as well as the bustling heart of the city of Norwich. The current owners have taken great care MODERNISING the home to create a welcoming feel throughout. The home includes a remodelled ground floor where a UTILITY ROOM and WC have been added in the hallway, dual aspect sitting room and feature 21' OPEN PLAN KITCHEN and DINING ROOM, having been recently fitted the space also boasts INTEGRATED APPLIANCES. The first floor gives way to THREE LARGE DOUBLE BEDROOMS all served by a MODERN SHOWER ROOM, another space fully renovated by the current owner. The rear garden is FULLY ENCLOSED and generous in size with a large lawn space giving ample opportunity for planting and additional outbuildings if required while a shingle frontage keep the front of the home LOW-MAINTENANCE with potential for off road parking if required.



Council Tax band: A

Tenure: Freehold#

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Chain
- Mid-Terrace Home
- Immaculate Decorative Order
- Newly Fitted 21' Open Kitchen & Dining Room With Integrated Appliances
- Dual Aspect Sitting Room
- Three Double Bedrooms
- Modern Shower Room With Ground Floor WC/Utility Room
- Large Fully Enclosed Rear Garden

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With bus routes at the end of the cul-de-sac, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.



SETTING THE SCENE

The property is set back from the street where a large grass verge separates the property from the road with low level timber gate fully enclosing the front garden. The front garden has been altered to offer a low maintenance shingle bedding suitable for potential off road parking if required.

THE GRAND TOUR

Once inside, the central hallway is the first place to greet you laid with all tile flooring, the space grants access to all living accommodation on the ground floor as well as stairs for the first floor and a handy remodelled utility room at the end of the hallway hidden by a sliding pocket door. The space offers further storage potential with plumbing for white goods to include a washing machine and tumble dryer, wall mounted gas, central heating boiler and low level WC. Tucked just behind the stairs is the entrance to the sitting room where the space is incredibly well lit courtesy of its dual facing aspect with a large open floor space suited to a potential choice of layout of soft furnishings. The feature living area comes to the left hand side of the home where the owners have created a 21' open plan kitchen and dining room. The space has been fully refitted to create a sleek and modern finish where initially the tile flooring opens up to leave room for a formal dining table whilst kitchen work surfaces and wall and base mounted cabinetry reach out beyond this. Built within the work units are an integrated one and a half composite sink and oven with extraction fan above with further dual eye level oven, dishwasher with drinks fridge with space remaining for a standalone fridge/freezer all whilst uPVC double glazed French doors open onto a rear garden patio.

The first floor landing gives access into each of the three well proportioned double bedrooms as well as a fully modernized walk in shower room where an attractive fully tile surround is partnered with a tall heated towel rail, floating vanity storage and built in recessed storage spaces with frosted glass window to the rear of the home.

The smaller of the double bedroom sits just next door to this still a well proportioned room overlooking the rear garden. The carpeted flooring leaves more than enough room for a double bed with further storage solutions whilst two impressively sized double bedrooms relatively similar in size, both sit towards the front of the home, each being more than capable of hosting a double bed with further storage solutions with each benefiting from built in storage as well

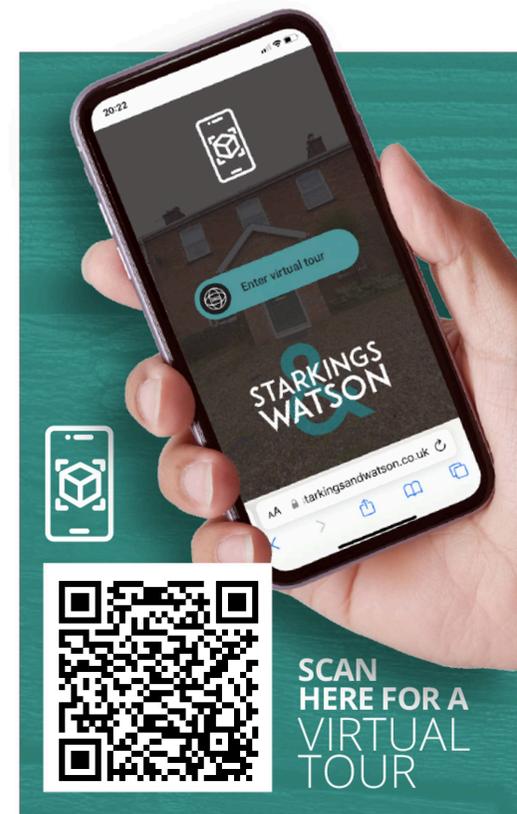
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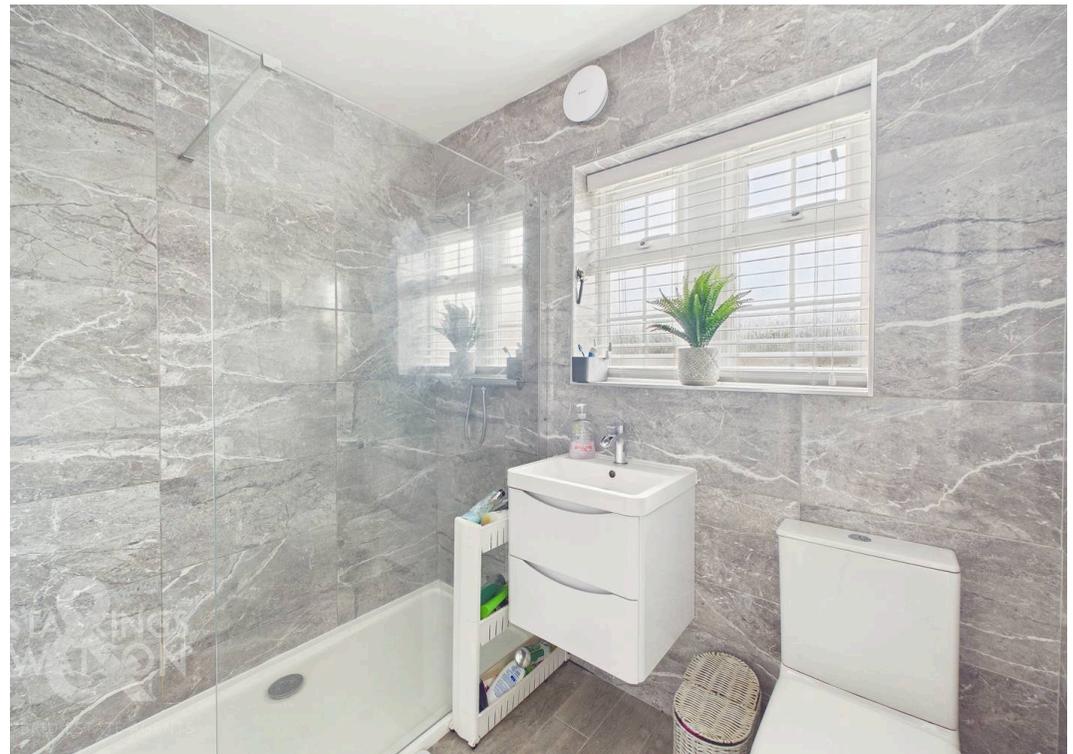
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VIRTUAL TOUR

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





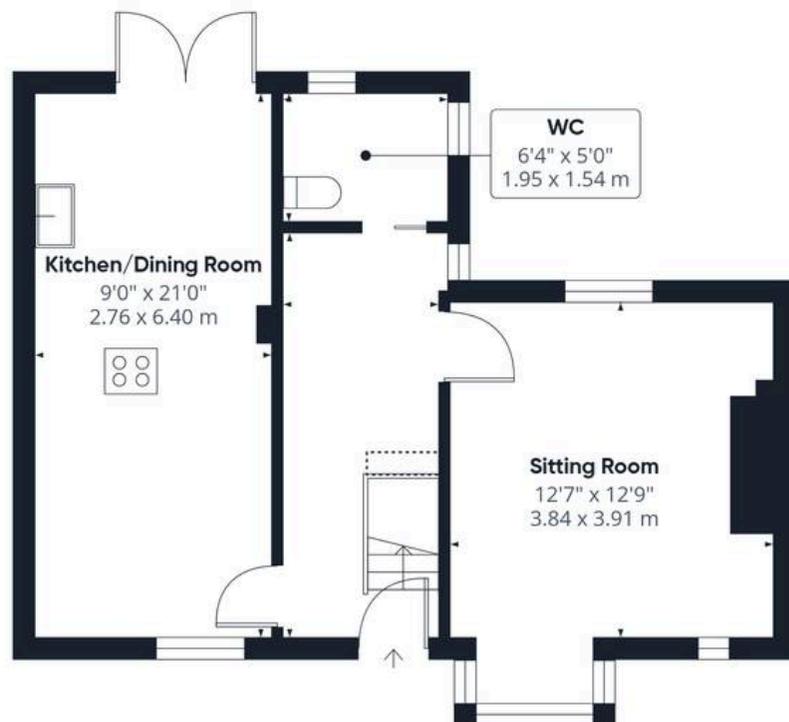


THE GREAT OUTDOORS

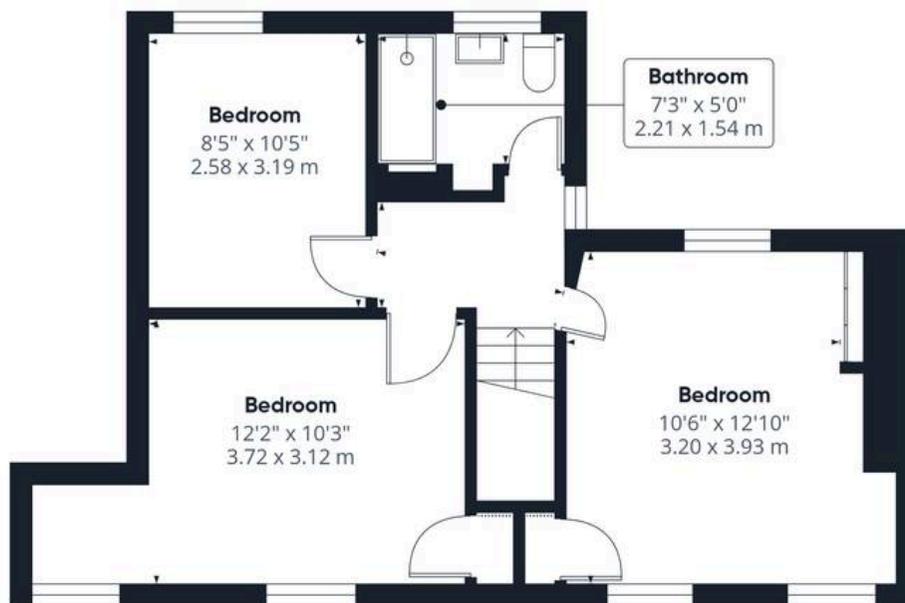
The rear garden is fully enclosed to both sides and the very rear with timber panel fencing where initially a raised timber deck seating area sits as you exit from the kitchen with the rest of the garden laid to lawn. This space offers a wealth of potential for those looking for further planting beds, patio seating areas or to add additional outbuildings whilst currently, a timber storage shed sits in the very corner of the garden.

ON STREET





Ground Floor



Floor 1



Approximate total area⁽¹⁾

966 ft²

89.9 m²

Reduced headroom

2 ft²

0.2 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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