



Briar Court Guardian Road, Norwich - NR5 8PR



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Norwich

CHAIN FREE! Well presented throughout, this GROUND FLOOR FLAT ideally positioned within WALKING DISTANCE to CITY CENTRE and LOCAL AMENITIES, offering a superb blend of comfort and convenience. Step inside to a spacious ENTRANCE HALL with INTEGRATED STORAGE perfect for coats, shoes, and everyday essentials, setting the tone for the generous proportions throughout. The 13' SITTING ROOM is a welcoming retreat, featuring WOOD FLOORING and a FEATURE FIREPLACE creating a warm and inviting atmosphere for relaxing or entertaining. Adjacent, the FULLY FITTED KITCHEN boasts INTEGRATED APPLIANCES and ample workspace, making meal preparation both stylish and practical. The property offers ONE DOUBLE BEDROOM and a modern three piece FAMILY SHOWER ROOM with contemporary fittings. Every detail has been thoughtfully considered to maximise space, privacy, and ease of living. Additional benefits include ALLOCATED OFF ROAD PARKING and access to WELL ESTABLISHED COMMUNAL GARDENS.



Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Chain Free!
- Well Presented Ground Floor Flat
- Walking Distance to City Centre And Local Amenities
- Spacious Entrance Hall With Integrated Storage
- 13' Sitting Room With Wood Flooring & Feature Fireplace
- Fully Fitted Kitchen With Integrated Appliances
- One Double Bedroom & Three Piece Family Shower Room
- Well Established Communal Gardens & Allocated Off Road Parking

Situated within a popular residential area between West Earlham, Costessey and the UEA and on the outskirts of Norwich, this location is popular for families and students alike. The property is only a 10 minute walk to the UEA and in the other direction you find all the local amenities that Costessey offers such as shops, hardware store, post office, convenience store 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.



SETTING THE SCENE

The property is set back from the road within this quiet development. A communal entrance to the front gives access into the communal hallway, where a separate private entrance opens to the property.

THE GRAND TOUR

Stepping inside, the welcoming entrance hallway is light and bright, with wood effect flooring running underfoot and doors opening to all the accommodation. At the heart of the home is the spacious sitting room, featuring continued wood effect flooring and centred around an attractive feature fireplace. The generous proportions comfortably accommodate a variety of soft furnishing arrangements, while uPVC double glazed windows overlook the well maintained communal gardens, allowing plenty of natural light into the room. Adjacent to the sitting room, the fully fitted kitchen offers a range of wall and base storage units, complemented by integrated appliances including an oven, inset hob and extractor above. Tiled splashbacks provide a practical finish, while plumbing is available beneath the worktop for a washing machine, with further space for an under counter fridge and freezer.

The double bedroom also overlooks the communal gardens and is generously proportioned, comfortably accommodating a large double bed alongside freestanding storage furniture and a vanity desk. Completing the accommodation, the conveniently positioned three piece family shower room features a large walk-in shower cubicle with rainfall showerhead and folding glass screen. Plentiful vanity storage is provided beneath the wash basin, while a heated towel rail completes the room.

FIND US

Postcode : NR5 8PR

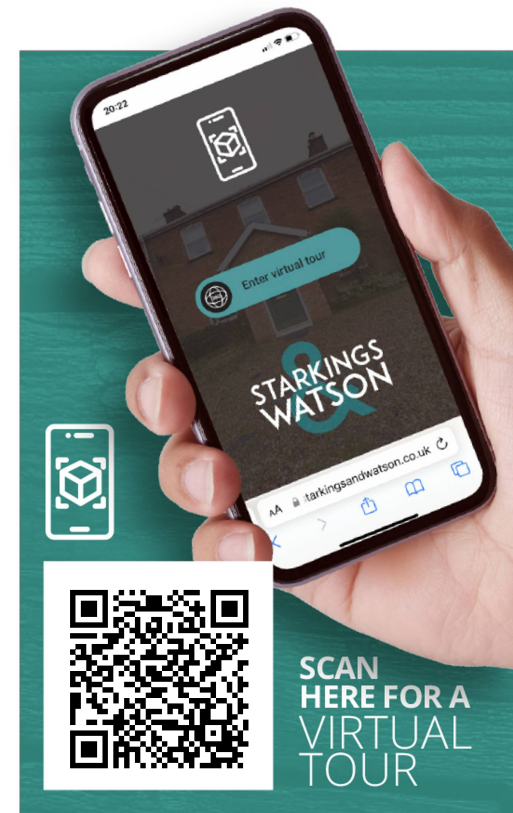
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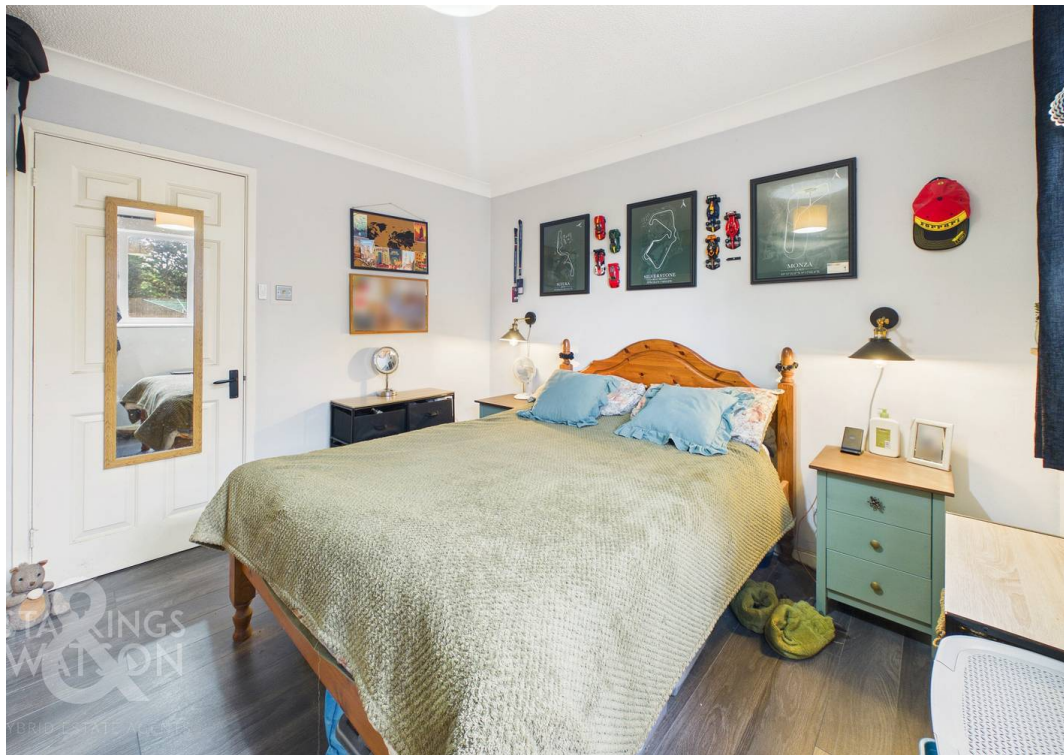
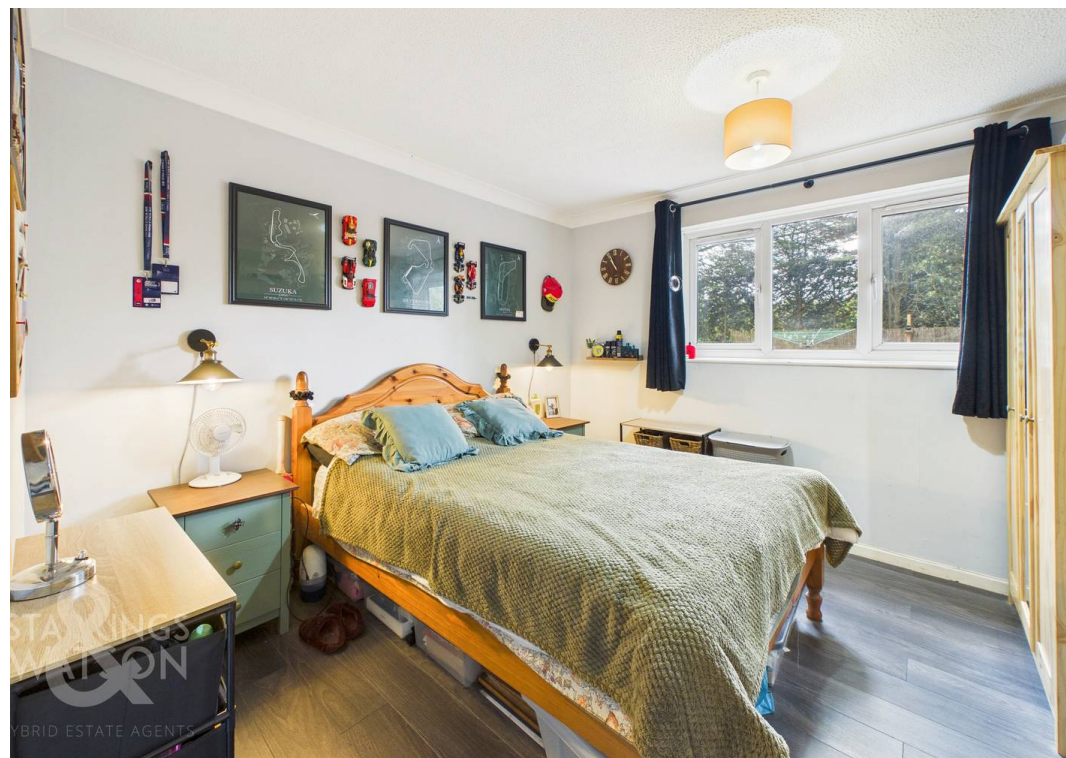
VIRTUAL TOUR

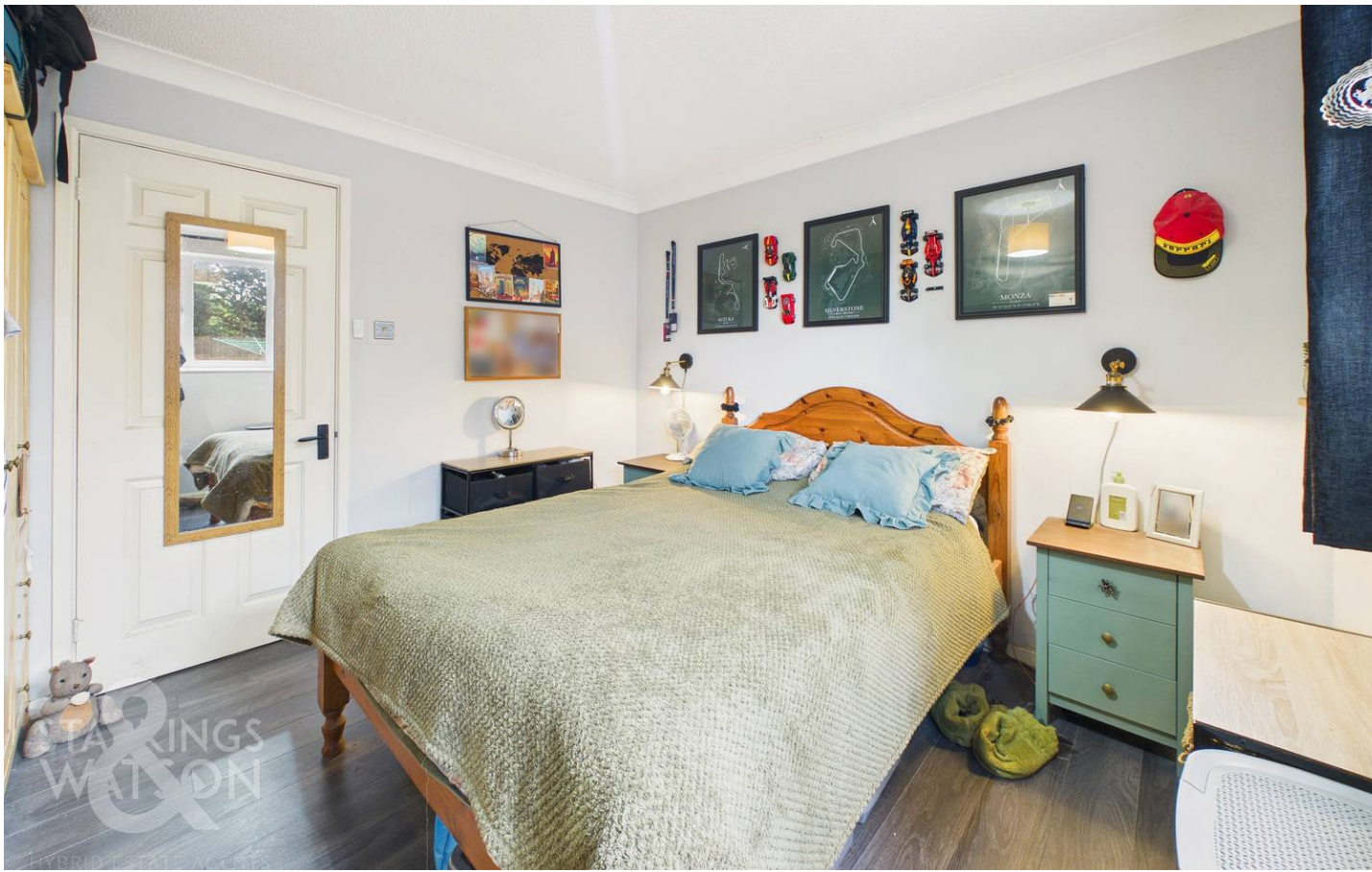
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a leasehold basis with 76 years and 6 months remaining lease (120 years from April 1983). There is an annual service charge of approximately £110 and an annual ground rent of £115.







THE GREAT OUTDOORS

Although there is no outside space provided separately for this flat, there are large lawned communal gardens with plenty of greenery and space for outside socialising.





Approximate total area⁽¹⁾

682 ft²

63.5 m²

(1) Excluding balconies and terraces

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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.