



Bull Close Road, Norwich - NR3 1NY



Bull Close Road

Norwich

NO CHAIN! Well positioned within WALKING DISTANCE to the CITY CENTRE, TRANSPORT LINKS, and a WEALTH OF AMENITIES, this charming period home offers an exceptional blend of character and convenience. Step through the ENCLOSED PORCH ENTRANCE, leading directly into a spacious SITTING ROOM, where an ORIGINAL FEATURE FIREPLACE creates a warm focal point. The SEPARATE DINING ROOM provides an ideal space for entertaining family and friends, flowing seamlessly into the FULLY FITTED KITCHEN, which boasts AMPLE STORAGE and practical worktop space for culinary enthusiasts. A REAR PORCH offers additional utility and access to the garden. Upstairs, discover TWO DOUBLE BEDROOMS opening from the landing, each providing generous proportions and plenty of natural light. The property benefits from not one but TWO THREE PIECE FAMILY BATHROOMS, ensuring comfort and flexibility for modern living. Thoughtfully arranged, this home delivers SPACIOUS ACCOMMODATION with a layout that caters to both privacy and togetherness.



Step outside into THE GREAT OUTDOORS, where a LARGER THAN AVERAGE BISECTED GARDEN awaits at the rear of the property. The garden offers a versatile canvas for outdoor entertaining, gardening, or simply unwinding in a peaceful setting. To the front PERMIT PARKING is available.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Within Walking Distance To The City Centre, Transport Links & A Wealth Of Amenities
- Enclosed Porch Entrance
- Sitting Room With Original Feature Fireplace & Separate Dining Room
- Fully Fitted Kitchen With Ample Storage & Rear Porch
- Two Double Bedrooms Opening From The Landing
- Two Three Piece Family Bathrooms
- Larger Than Average Bisected Garden To Rear

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 road, 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

Set back from the road, the property offers a low maintenance shingle laid frontage, enclosed to the front by low level brick walling, while a shallow step leads up to the main entrance.

THE GRAND TOUR

Stepping inside, the enclosed porch provides a practical entrance space, with tiled flooring underfoot creating an ideal area for slipping off coats and shoes. A further internal door leads directly into the front facing sitting room, centred around an original feature fireplace. Hard flooring runs throughout the sitting room, which comfortably accommodates a range of soft furnishing arrangements. An archway leads through to the separate dining room, providing ample space for a formal dining table alongside useful integrated storage tucked neatly into the corner. Conveniently adjacent, the fully fitted kitchen offers plentiful storage from a range of wall and base units, complemented by generous worktop space for food preparation and additional space for appliances. At the rear of the kitchen, a porch provides direct access to the garden and leads through to the ground floor three piece family bathroom. The bathroom features a P-shaped bath with shower over, together with a wall mounted heated towel rail.

Ascending to the first floor, doors lead to two well proportioned double bedrooms, both retaining attractive original stained wood flooring. The front facing bedroom benefits from an integrated wardrobe and loft access, while the second bedroom enjoys its own ensuite three piece bathroom. The ensuite features tiled flooring, a further P-shaped bath and a useful additional storage cupboard, providing excellent practicality.

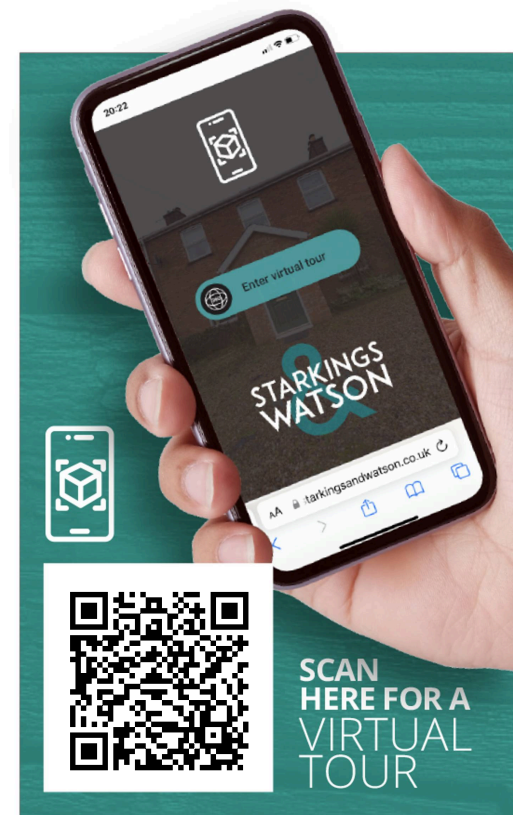
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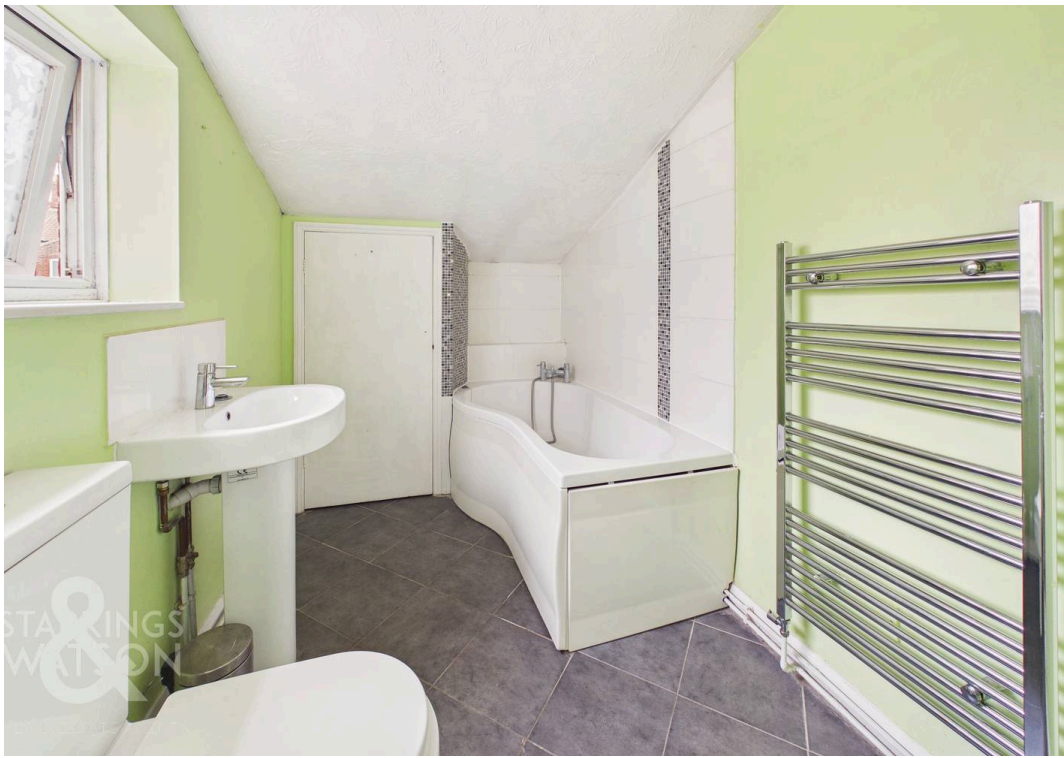
Postcode : NR3 1NY

What3Words : ///claim.basis.backup

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, the low maintenance rear garden is fully enclosed by timber panel fencing and predominantly laid to a flagstone patio, providing an ideal setting for outdoor furniture. Shingle laid borders create a low maintenance finish while offering a blank canvas ready for further shrubs and planting.





Approximate total area⁽¹⁾

706 ft²

65.6 m²

Reduced headroom

7 ft²

0.7 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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