



Reydon Close, Norwich - NR5 9AG

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Reydon Close

Norwich

Offering a TUCKED AWAY positioning with a PEDESTRIANISED FRONTAGE, this END-OF-TERRACE FAMILY HOME offers a harmonious blend of comfort and convenience, presented in IMMACULATE CONDITION, ideally situated within close proximity to LOCAL AMENITIES, THE UEA, and the HOSPITAL. Step inside through the ENCLOSED PORCH ENTRANCE complete with integrated storage for coats and shoes, and you are welcomed into a bright, front facing 14' SITTING ROOM. An ideal space for unwinding or for those who love to entertain, stairs rise neatly in the corner, maximising both space and flow. The heart of the home is the 14' OPEN PLAN KITCHEN & DINING ROOM, boasting EXTENSIVE STORAGE space and further benefitting from INTEGRATED APPLIANCES with ample room for formal dining. Adjacent to this, the uPVC DOUBLE GLAZED CONSERVATORY offers PANORAMIC VIEWS OF THE GARDEN, creating a versatile space to relax and unwind in all seasons. Upstairs, THREE BEDROOMS are accessed off a central landing, providing privacy and flexibility for family living, guests, or a home office.



All rooms are served by a three piece FAMILY BATHROOM including a shower over the bath and a HEATED TOWEL RAIL. Stepping outside, the FULLY ENCLOSED rear GARDEN offers a PRIVATE OUTLOOK, with a convenient alleyway providing access to the ENBLOC GARAGE and DRIVEWAY PARKING at the rear.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- End-Of-Terrace Family Home
- Tucked Away Positioning With A Pedestrianised Frontage
- Within Close Proximity To Local Amenities, The UEA & Hospital
- 14' Sitting Room & Conservatory
- 14' Open Plan Kitchen & Dining Room
- Three Bedrooms Off Landing
- Private & Enclosed Rear Garden
- Driveway Parking & Garage To Rear

The Norwich City suburb of Clover Hill and Bowthorpe is situated just a few miles away from the City Centre. This thriving part of Norwich offers a wealth of local amenities including, shops, pubs, restaurants, doctor's surgeries and schools.



This highly requested suburb is served with excellent transport links via both public transport and road links to the A47 and A11, whilst being close to the Norfolk & Norwich Hospital and the University of East Anglia.

SETTING THE SCENE

Tucked away with a pedestrianised frontage, the property is accessed via an adjacent pathway. The well sized frontage offers a low maintenance and is predominantly laid to a well maintained lawn, featuring a hedge lined boundary to one side. A flagstone pathway leads to the main entrance at the front of the home.

THE GRAND TOUR

Stepping inside, the fully uPVC double glazed porch provides the perfect meet and greet space, complete with stylish mosaic style tiling underfoot and integrated double cupboards for all your coats and shoes. From here, you are welcomed into a bright and inviting 14' sitting room, where elegant wood flooring flows seamlessly underfoot and a clever home office setup is neatly tucked away beneath the stairs, the room allows for a range of soft furnishing layouts. The heart of the home is the impressive open plan kitchen and dining room. The kitchen itself offers a range of wall and base storage cupboards and integrated appliances including a double oven, four burner gas hob and extractor above. Plenty of worktop space is available for food preparation, completed with tiled splashbacks for ease of cleaning. Adjacent, ample room can be found for a large formal dining table and freestanding space for an 'American style' fridge/ freezer. Beyond the kitchen, a versatile conservatory offers peaceful views across the private garden and serves as a fantastic multi purpose room with plumbing for white goods, currently housing a washing machine.

Ascending the newly carpeted stairs, you reach a landing that leads to three generous bedrooms. The main bedroom overlooks the front and boasts deceptively sized double integrated wardrobes, while the second double bedroom enjoys a tranquil rear facing aspect over surrounding green space. The third bedroom is equally versatile, offering an ideal space for a single bedroom or for use as a study. Completing this impressive home is a contemporary three piece family bathroom, fully tiled from floor to ceiling for a sleek finish and featuring a shower over the bath, vanity integrated storage, a large heated towel rail and an airing cupboard.

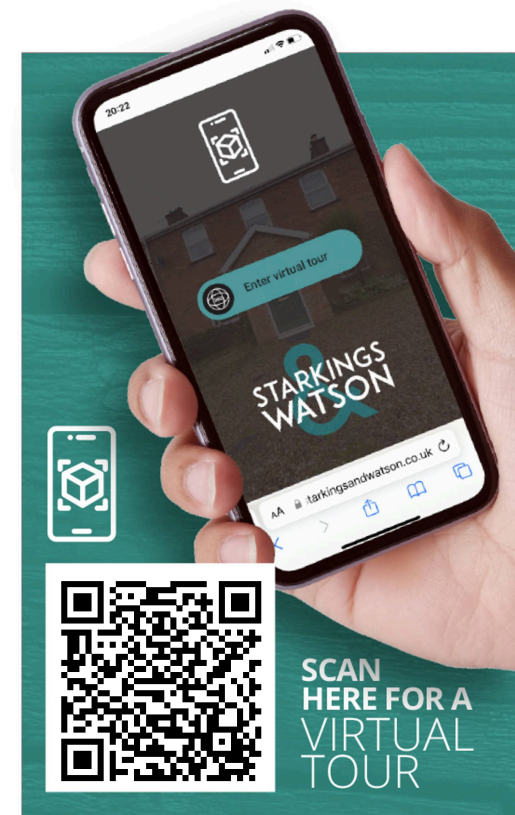
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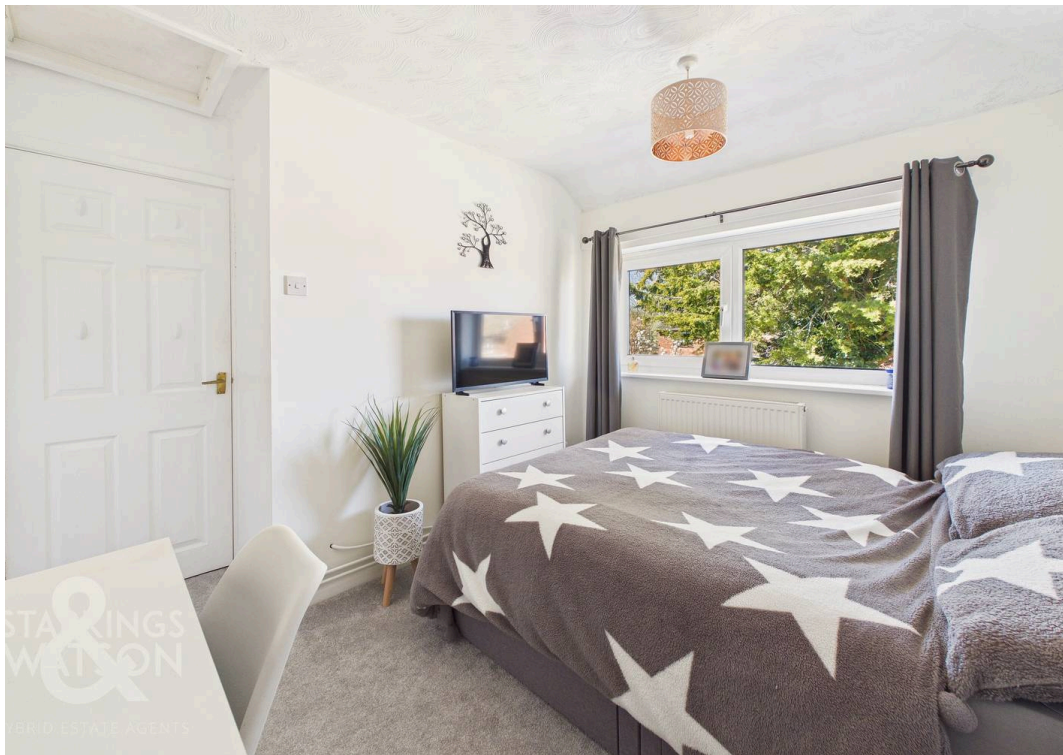
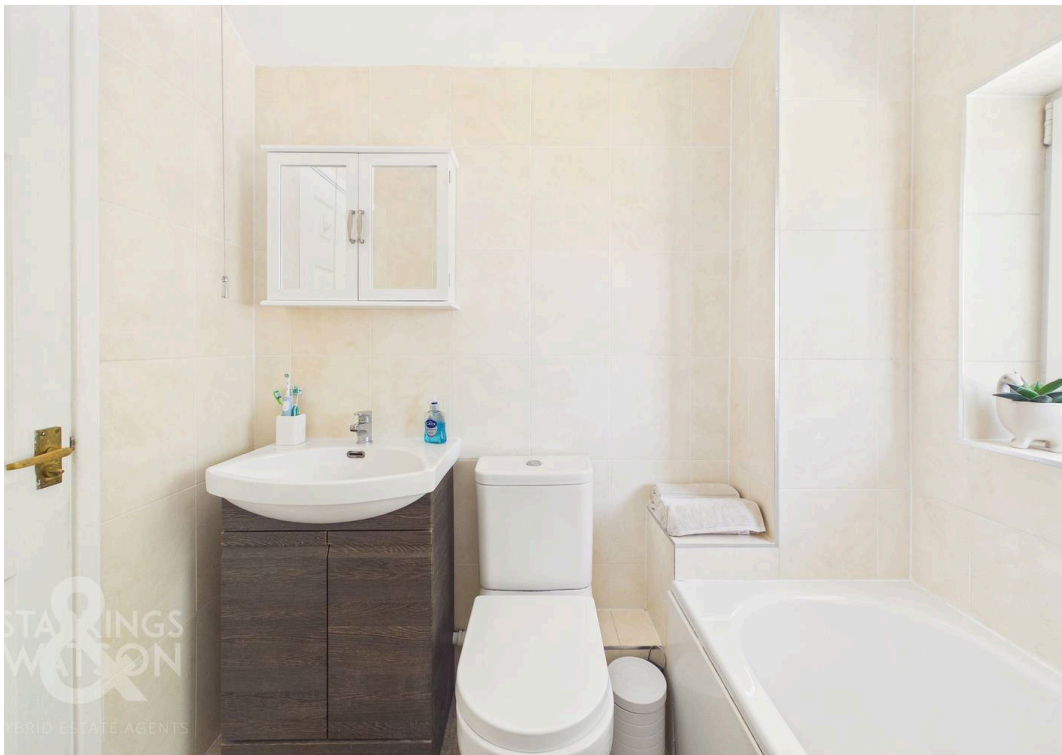
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, you are greeted by a private and fully enclosed rear garden, where a generous flagstone patio offers a perfect space for outdoor furniture for al fresco dining and relaxing in the summer sunshine. The rest of the garden is laid to a well maintained lawn, creating a serene green space for all to enjoy, while convenient side access is readily available leading you back to the front of the property. A timber shed is neatly positioned at the foot of the garden for easy storage, and a discreetly tucked away alleyway provides the added benefit of direct and easy access to the enbloc garage and driveway parking beyond.





Floor 1

Approximate total area⁽¹⁾

770 ft²

71.6 m²

Reduced headroom

14 ft²

1.3 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.

GIRAFFE 360





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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.