



Cunningham Road, Norwich - NR5 8HH

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HYBRID ESTATE AGENTS



## Cunningham Road

Norwich

UP TO FOUR BEDROOMS AVAILABLE TO LET with UTILITY BILLS INCLUDED. This EXTENDED and MODERNISED semi-detached home presents a rare opportunity to acquire a versatile and spacious property, offering over 1660 Sq. ft (stms) of well-planned accommodation. The ground floor features a generous 20' SITTING ROOM, ideal for family gatherings, a separate FAMILY ROOM/SNUG that provides flexible living space, and a dedicated study perfect for home working or hobbies. The CENTRAL DINING ROOM connects seamlessly to TWO KITCHEN AREAS, catering to busy households or those who enjoy entertaining. Arranged over two floors, the property boasts up to SIX BEDROOMS, making it suitable for larger families or sharers. The accommodation is complemented by a stylish FAMILY BATHROOM and TWO additional SHOWER ROOMS, ensuring convenience for all residents. Practical elements include off-road PARKING to the front of the property and a selection of external storage buildings within the LAWNED GARDEN.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended & Modernised Semi-Detached Home
- Over 1660 Sq. ft (stms) of Accommodation
- 20' Sitting Room, Family Room & Study
- Two Kitchen Areas & Central Dining Room
- Up to Six Bedrooms Over Two Floors
- Family Bathroom & Two Shower Rooms
- Off Road Parking & Lawned Gardens
- External Storage Buildings

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

Overlooking open green space, the property offers a shingle driveway to front, with a low level brick wall enclosing the garden and a hard standing footpath leading to the gated rear garden.

## THE GRAND TOUR

Once inside you step straight into the main living space, with wood effect flooring underfoot and a large double glazed window to front with stairs rising to the first floor landing. A door takes you to the central dining room with tiled flooring underfoot, velux windows above and openings to the two kitchen spaces. The kitchen includes storage units with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with tiled splash-backs and flooring. Space is provided for general white goods with the secondary kitchen area offering a further range of storage units with a further integrated inset electric ceramic hob and built-in electric double oven with glass splash-back and extractor fan with space for general white goods including a washing machine. The rear hallway wraps around the kitchen area with a door to the rear and tiled flooring underfoot, with a further access door to side providing independent external access if required. Three bedrooms line the rear of the property, all of which are finished with wood effect flooring underfoot with double glazed windows overlooking the garden. An internal family/snug room sits under twin velux windows with wood effect flooring underfoot. A study area offers a versatile range of uses with a front facing window and wood effect flooring. Twin shower rooms are finished in a similar design with fully tiled walls and three piece suites including a low level W.C, hand wash basin and walk-in shower cubicle.

Heading upstairs. The carpeted landing offers a side facing window and doors to three further bedrooms. All of which are finished with wood effect flooring and to include built-in storage.

Completing the property is the first floor family bathroom with a white three piece suite including storage under the hand wash-basin, shaped panelled bath with thermostatically controlled twin head rainfall shower, with tiled splash-backs and flooring.

## FIND US

Postcode : NR5 8HH

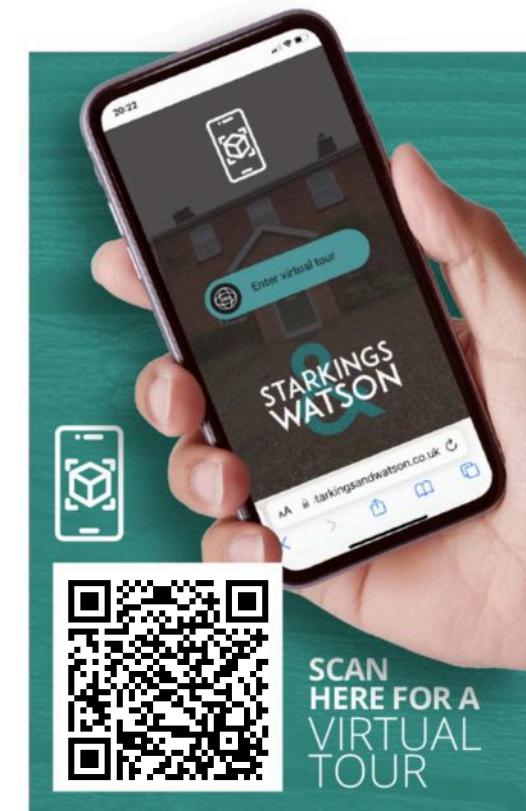
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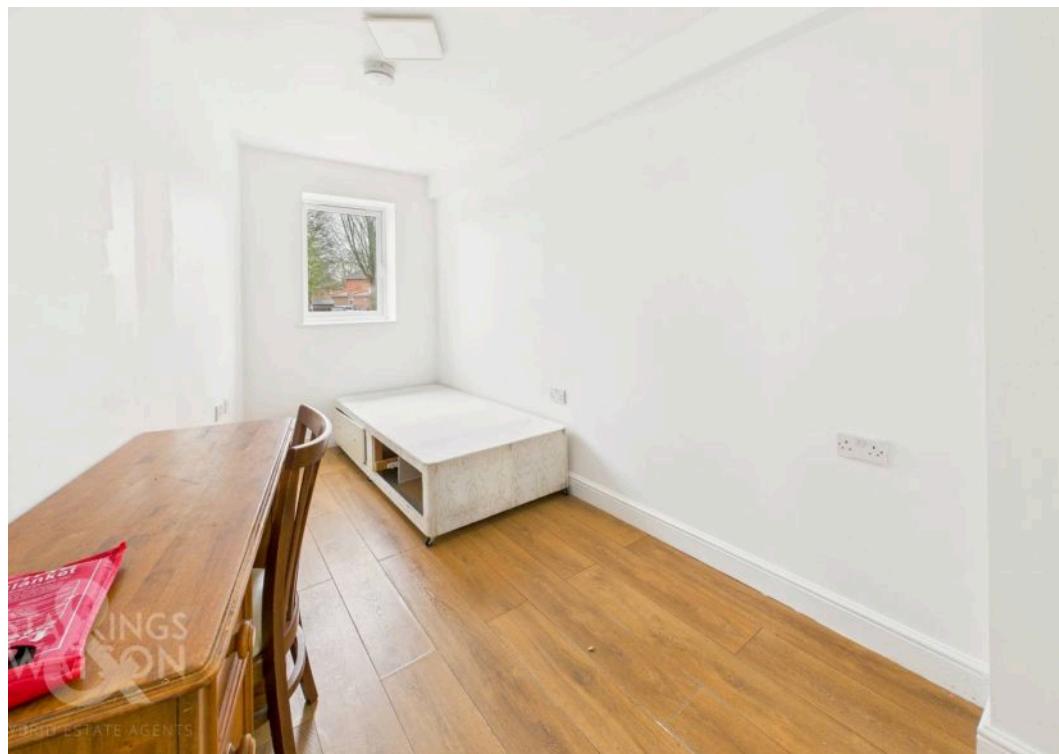
## VIRTUAL TOUR

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

## AGENTS NOTES

The property is being re-registered as a licensed HMO. Therefore at present, there can be no more than two households and a maximum of four individuals if from more than two households. One single family can let the property. Two of the bedrooms will be excluded from the letting.



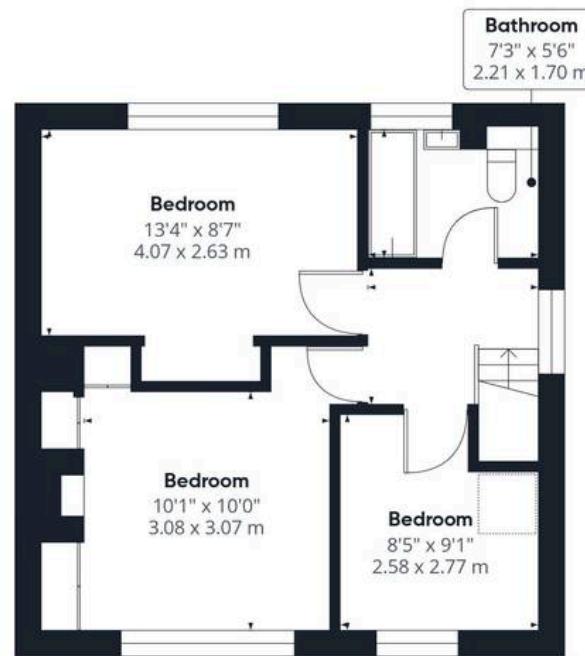
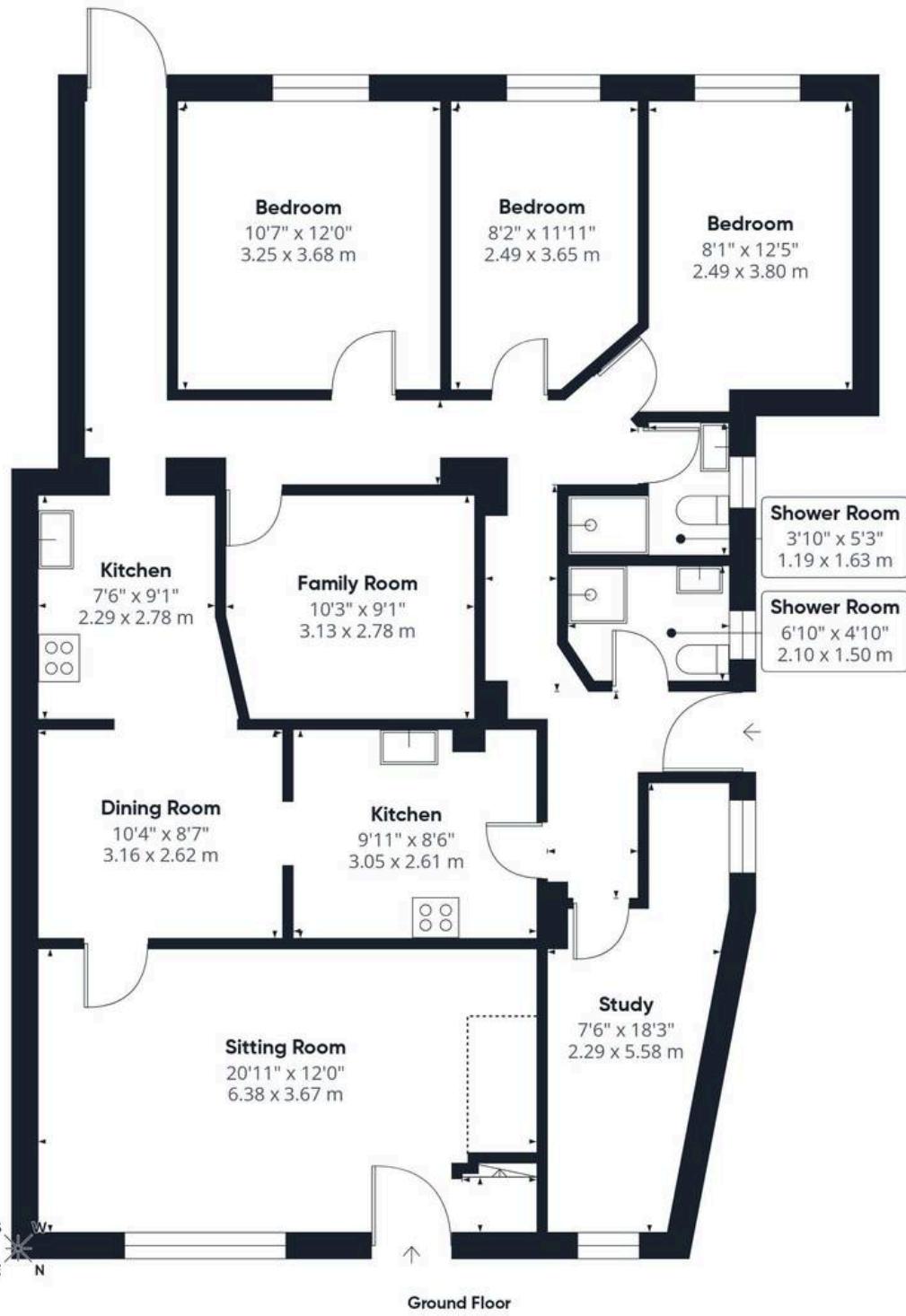




## THE GREAT OUTDOORS

Heading outside, the rear garden is laid to lawn, enclosed with timber panel fencing and including a patio seating area extending from the rear of the property. A range of external timber built sheds offer storage, with gated access to the front driveway.





Approximate total area<sup>(1)</sup>

1662 ft<sup>2</sup>  
154.7 m<sup>2</sup>

Reduced headroom  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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.



## Starkings & Watson Hybrid Estate Agents

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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 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.