



Guardian Road, Norwich - NR5 8PQ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Guardian Road

Norwich

Offering an ideal positioning for easy access to the CITY CENTRE and RING ROAD, this SEMI-DETACHED HOUSE boasts an EXTENDED and UPDATED layout ideal for couples and families alike. Boasting a SUBSTANTIAL PLOT home to LANDSCAPED GARDENS, plentiful DRIVEWAY PARKING with gated access leading to the barn style 29' WORKSHOP/ GARAGE and the SUMMER HOUSE. Stepping inside, the enclosed PORCH ENTRANCE offers a perfect place to store coats and shoes, opening to the HALLWAY ENTRANCE, a perfect meet and greet space with stairs rising to the first floor and storage beneath. Doors open to the ground floor accommodation with THREE RECEPTION ROOMS, including the light and bright BAY WINDOW fronted SITTING ROOM, DINING ROOM and the extended GARDEN ROOM with FRENCH DOORS opening directly to the garden. The fully fitted KITCHEN offers INTEGRATED APPLIANCES and a generous DUAL ASPECT in addition to a conveniently located two piece W.C. Heading upstairs, doors open to THREE BEDROOMS, including the spacious MAIN BEDROOM with full length INTEGRAL WARDROBES and DUAL ASPECT windows.



All rooms are served by a three piece FAMILY BATHROOM including a shower over the bath.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached House
- Substantial Plot With 29' Garage/ Workshop & Ample Parking
- Three Reception Rooms
- Fully Fitted Kitchen With Integrated Appliances
- Three Bedrooms
- Ground Floor W.C & Family Bathroom
- Within Easy Access To The Ring Road/ Norwich City Centre
- Deceptively Large Private & Enclosed Gardens

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

Set back from the road, the property is enclosed by low-level brick walls that open onto a brick weave area and a low maintenance shingle frontage. The main entrance is positioned to the front, while wooden gates to the side provide convenient access through to the rear of the home.

THE GRAND TOUR

Stepping inside, the enclosed porch features wood flooring underfoot for ease of maintenance and leads into a spacious entrance hall with carpeted flooring and useful under stairs storage perfect for coats and shoes. Doors open to all ground floor accommodation, starting with the 13' sitting room, featuring a uPVC double glazed bay window, a feature fireplace, and alcoves ideal for fitted shelving or storage furniture. The room allows for a range of soft furnishing layouts. Adjacent, the dining room features hard flooring and opens into the extended light and bright garden room. This central space boasts a skylight and French doors that lead directly onto the patio, providing an ideal area for further dining or soft furnishing space. From here, you can access the fully fitted kitchen, including a range of wall and base storage units, a useful broom cupboard tucked away to the side, and a conveniently located two piece W.C. Integrated appliances include an inset electric hob, oven and extractor above, with under counter plumbing for a washing machine and dishwasher, plus space for a freestanding fridge freezer.

Ascending to the first floor, the carpeted landing leads to three well proportioned bedrooms. The main bedroom benefits from a bright dual aspect and full length integrated wardrobes with carpeted flooring running underfoot. The second double bedroom, currently used as a hobby room, overlooks the garden and includes further built in storage. The third bedroom is a perfect single room, also featuring a cupboard for the boiler. All bedrooms are served by the three piece family bathroom, which includes a shower over the bath with a glass splashback, vanity storage below the sink, and a wall mounted heated towel rail.

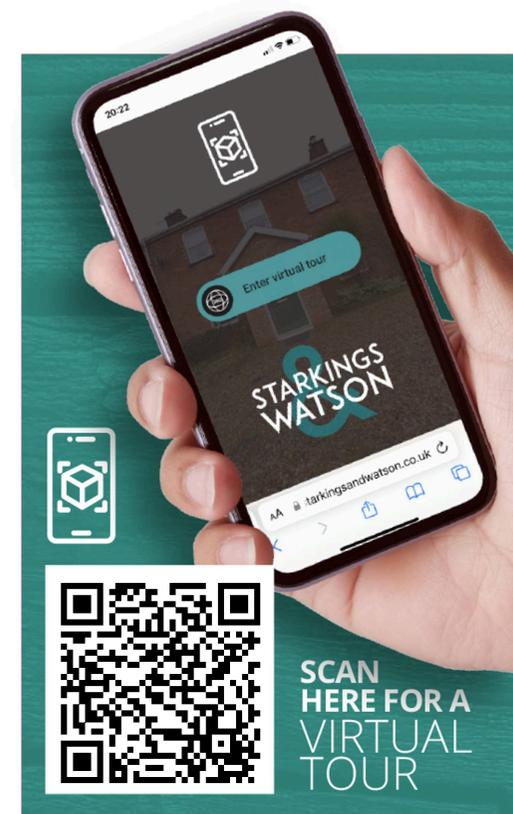
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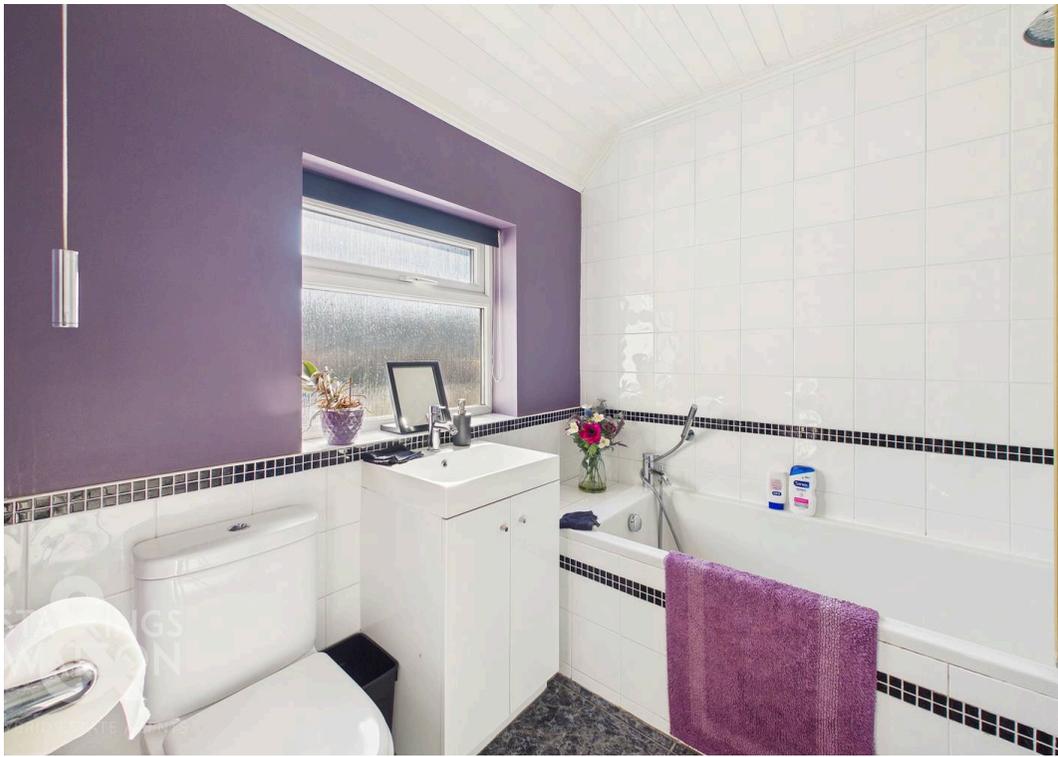
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VIRTUAL TOUR

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



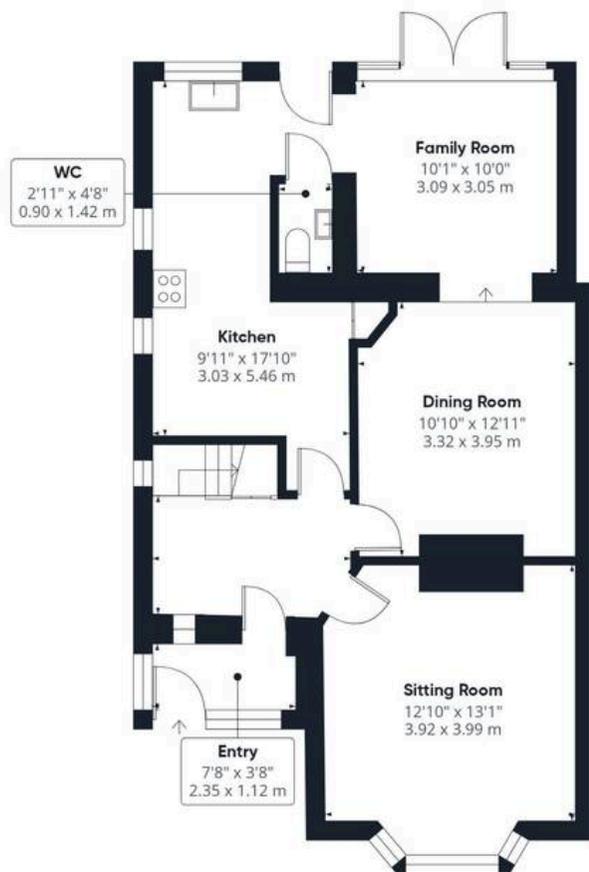




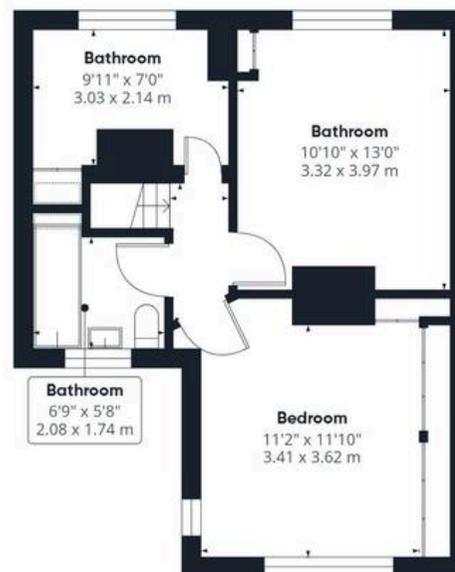
Garden

THE GREAT OUTDOORS Stepping outside, the private rear garden is fully enclosed by timber panel fencing and initially opens to an idyllic brick weave patio, a perfect space for outdoor furniture to enjoy the warmer months. This area is enclosed by a decorative wall and leads onto a well maintained lawn with mature plantings. A long driveway runs from the side of the property to the rear, where parking for multiple vehicles can be found. Here, double doors open to an expansive barn style workshop and garage. Continuing to the side, further landscaped gardens host a range of mature plantings, shrubs, and trees, along with a timber storage shed and an open pergola. Descending a couple of shallow steps, a further patio is located at the foot of the garden, where a greenhouse and a substantial timber summer house, complete with power, are situated.

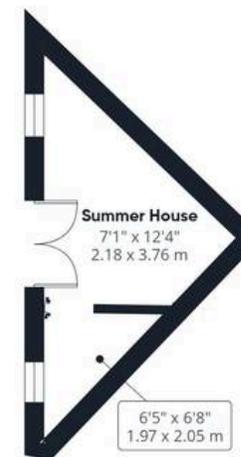




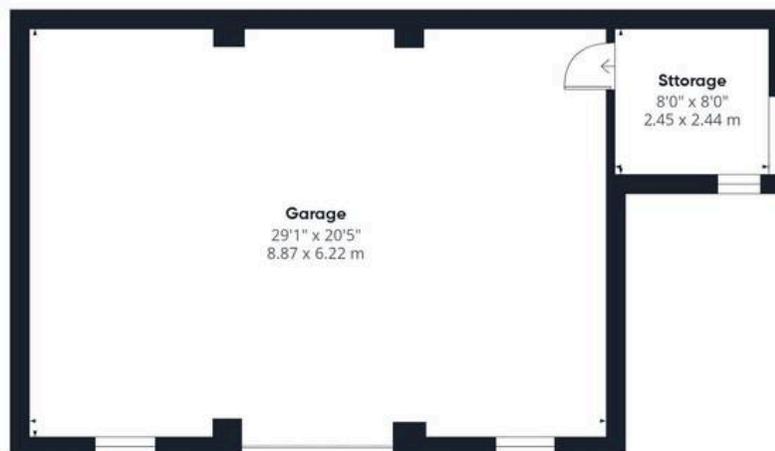
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

1883 ft²

174.9 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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