



**132 Christchurch Road, Norwich**

**£630,000**



Websters Estate Agents are delighted to offer this beautifully established and spacious detached family home set on one of the most coveted roads within Norwich's Golden Triangle. A rarely available property, the home offers a wealth of charm and a generous and well maintained private rear garden with outlooks over Heigham Park. In brief, the property comprises; sitting room, dining room, kitchen / breakfast room, cloakroom, four bedrooms off landing, study, cloakroom, family bathroom, single garage and off street parking.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Highly Sought After Location
- Spacious Rear Garden With Outlook Over Heigham Park
- Beautifully Established Detached Family Home
- Two Light Reception Rooms
- EPC Rating D
- Four Generous Bedrooms Off Landing
- Council Tax Band F
- Kitchen / Breakfast Room
- Off Street Parking And Single Garage
- Two Cloakrooms And Family Bathroom





## **ENTRANCE HALL**

Accessed via a storm porch, part uPVC double glazed front door with a side window, under stairs storage cupboard, carpeted stairs leading to the first floor, coving, radiator, doors to kitchen / breakfast room, sitting room and dining room and floor laid to carpet.

## **SITTING ROOM**

Dimensions: 15' 0" x 14' 5" (4.58m x 4.41 m). Bay fronted uPVC double glazed windows to the front aspect, gas coal effect fireplace with York stone surround and tiled hearth, floor laid to carpet, coving and a radiator.

## **DINING ROOM**

Dimensions: 12' 0" x 12' 0" (3.67m x 3.67m). UPVC double glazed sliding doors to the rear garden, parquet flooring, coving and a radiator.

## **KITCHEN / BREAKFAST ROOM**

Dimensions: 18' 4" x 9' 0" (5.60m x 2.75m). Comprising a range of wall and base units with laminate work tops, integrated double electric oven, integrated gas hob with extractor fan over, space for under the counter fridge and freezer, space and plumbing for dishwasher, inset one and a half bowl composite sink with mixer tap and drainer, tiled splash back, uPVC double glazed window to the rear aspect, laminate flooring, part obscure double glazed door to the rear garden, coving and a radiator

## **EXTERNAL CLOAKROOM**

Low set WC, wall mounted hand wash basin with tiled splash back, floor laid to carpet and an electric heater.

## **LANDING**

Doors to all bedrooms, bathroom, cloakroom and study, large built in storage cupboard, floor laid to carpet, coving, double glazed casement window to the side aspect and an airing cupboard.

## **BEDROOM 1**

Dimensions: 15' 0" x 14' 6" (4.59m x 4.42m). Double bedroom with bay fronted uPVC double glazed windows to the front aspect, two built in storage cupboards, coving, floor laid to carpet and a radiator.

## **BEDROOM 2**

Dimensions: 12' 0" x 12' 0" (3.66m x 3.68m). Double bedroom with two built in storage cupboards, uPVC double glazed window to the rear aspect, floor laid to carpet, radiator and coving.

## **BEDROOM 3**

Dimensions: 9' 1" x 9' 8" (2.77m x 2.95m). Double bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet, coving and a radiator.

## **BEDROOM 4**

Dimensions: 11' 5" x 8' 1" (3.50m x 2.48m). UPVC double glazed window to the front aspect, floor laid to carpet, coving and a radiator.

## **STUDY**

Dimensions: 8' 2" x 9' 5" (2.50m x 2.89m). UPVC double glazed window to the rear aspect, floor laid to carpet, coving and a radiator.

## **BATHROOM**

Dimensions: 6' 0" x 5' 2" (1.85m x 1.58m). Panel bath with shower over and tiled backing, pedestal and wash basin with tiled splash back, radiator, sky light and floor laid to carpet.

## **CLOAKROOM**

Low set WC, obscure uPVC double glazed window to the side aspect, floor laid to carpet and coving.

## **OUTSIDE**

The outstanding landscaped rear garden is initially laid to a patio alfresco area covered by a pergola before a pathway dividing a lawned space and a range of mature shrubs and flowerbeds weaves to the far end that backs on to the ever popular Heigham Park. There is also a summerhouse, shed storage and access to the single garage by the kitchen / breakfast room. To the front there is a further lawned space with a hard stand driveway in front of the garage, mature hedge frontage and a pathway leading to the front door.

## **GARAGE**

Dimensions: 21' 6" x 8' 4" (6.56m x 2.56m). Power and lighting, space for fridge - freezer, space and plumbing for washing machine and tumble dryer with an up and over door.

## **SERVICES**

Mains electricity, gas, water and drainage are believed to be connected to the property. (Websters have not tested these services).

## **VIEWINGS**

To be carried out by the sole agents, Websters Estate Agents, 141 Unthank Road, Norwich, NR2 2PE.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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