



436 Unthank Road, Norwich

£975,000 Freehold



websters.

Rarely available and generously extended, this detached family home in a highly sought-after location offers the perfect blend of space, comfort, and privacy. Boasting four bedrooms off the landing, a fifth bedroom/study, three spacious reception rooms, conservatory, two bathrooms, a separate cloakroom, and a modern, spacious kitchen, this property is ideal for a growing family. Added conveniences include a utility room and ample off-street parking. The large and secluded rear garden provides a peaceful retreat along with the ample off-street parking, ensuring convenience and ease for residents and guests alike. Ideal for those seeking a harmonious blend of modern comfort and natural beauty, this property promises a serene and welcoming lifestyle in a desirable neighbourhood.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Rarely Available And Generously Extended Detached Family Home
- Four Bedrooms Off Landing
- Fifth Bedroom / Study
- Three Spacious Reception Rooms
- Two Bathrooms And Separate Cloakroom
- Large And Secluded Rear Garden
- Highly Sought After Location
- Ample Off Street Parking
- Utility Room
- Spacious And Modern Kitchen



Porch

Solid front door with side windows, radiator, tiled flooring, door to cloakroom and access to entrance hall.

Entrance Hall

Further access to kitchen and sitting room, sealed unit uPVC double glazed window to the side aspect, herringbone style solid wooden flooring, radiator, staircase leading to the first floor and an under stairs storage cupboard.

Sitting Room

13' 5" x 13' 11" (4.08m x 4.25m)

Integrated wood burning stove with tiled hearth and brick surround, herringbone style solid wooden flooring, bay fronted aluminium double glazed windows to the front aspect, radiator and picture rails.

Kitchen

22' 1" x 20' 5" (6.72m x 6.22m)

Outstanding extended space comprising a range of wall and base units with oak work tops, space for range cooker with fitted extractor hood over, space and plumbing for dish washer, space for fridge - freezer, Velux window, inset ceramic sink with mixer tap and drainer, fitted storage, radiator, tiled flooring with partial under floor heating and a uPVC double glazed window to the rear aspect. Access to dining room, family room and utility room.

Family Room

14' 1" x 14' 0" (4.28m x 4.27m)

Herringbone style solid wooden flooring, space for wood burning stove with brick surround, radiator and cornicing.

Conservatory

11' 1" x 10' 0" (3.38m x 3.05m)

Glass roof, high quality tiled flooring with under floor heating, uPVC double glazed French double doors to the rear garden with side windows.

Dining Room

13' 0" x 10' 7" (3.96m x 3.23m)

Vaulted ceiling with four Velux windows, uPVC double glazed French double doors to the rear garden with side windows and tiled flooring with under floor heating.

Bedroom Five / Study

10' 8" x 10' 8" (3.26m x 3.24m)

Double bedroom, which could be used as a study, two uPVC double glazed windows to the side and rear aspects and tiled flooring with under floor heating.

Utility Room

6' 6" x 6' 4" (1.98m x 1.93m)

Shower Room

5' 4" x 6' 4" (1.62m x 1.93m)

Corner shower with tiled backing and double sliding doors, low set WC, corner wall mounted hand wash basin with tiled splash back, tiled flooring with under floor heating, extractor fan and an obscure double glazed aluminium window to the front aspect.

Landing

Doors to four bedrooms and bathroom, stripped wooden flooring and an airing cupboard.

Bedroom One

18' 3" x 12' 10" (5.56m x 3.92m)

Double bedroom with large built in wardrobe, uPVC double glazed window to the rear aspect, radiator and seagrass flooring. Door to ensuite.

Ensuite

5' 7" x 5' 9" (1.71m x 1.74m)

Corner shower with double sliding doors and tiled backing, low set WC, pedestal hand wash basin with tiled splash back, heated towel rail, obscure uPVC double glazed window to the rear aspect, extractor fan and tiled flooring.

Bedroom Two

14' 1" x 13' 11" (4.30m x 4.23m)

Large double bedroom with fitted wardrobes, stripped and painted wooden flooring, aluminium double glazed window to the front aspect, fireplace recess with brick surround, radiator and coving.

Bedroom Three

13' 9" x 10' 9" (4.19m x 3.27m)

Double bedroom with large built in wardrobe, uPVC double glazed window to the rear aspect, stripped and painted wooden flooring, fireplace recess with brick surround, radiator and coving.

Bedroom Four

8' 9" x 10' 10" (2.67m x 3.29m)

Aluminium double glazed window to the front aspect, stripped wooden flooring, radiator and built in storage cupboard.

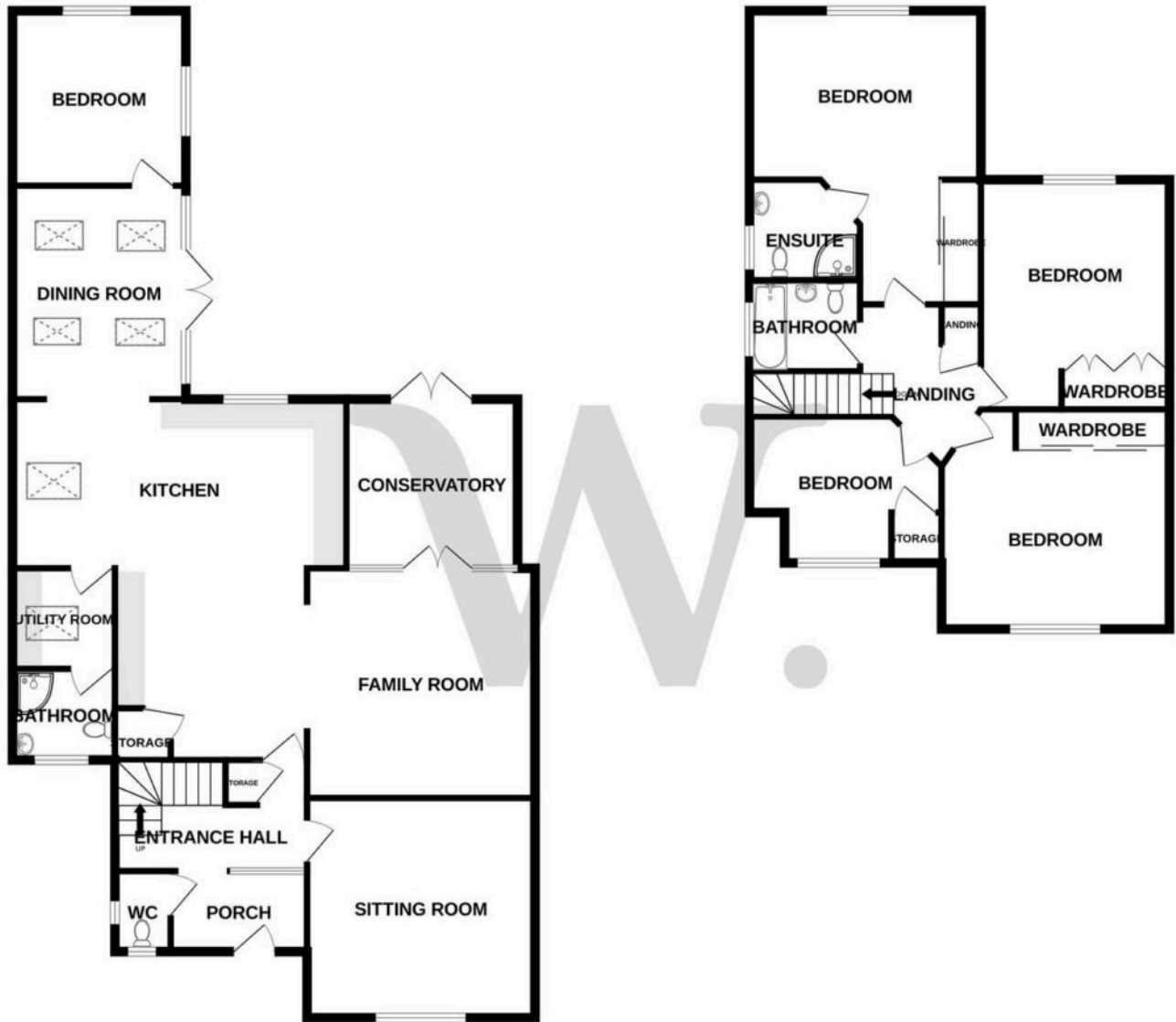
Bathroom

5' 7" x 6' 11" (1.71m x 2.10m)

Panel bath with tiled backing, pedestal hand wash basin with tiled splash back, low set WC, engineered oak flooring, obscure uPVC double glazed window to the side aspect, extractor fan and a Victorian radiator.

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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