



## 6 Stan Petersen Close, Norwich

£500,000 Freehold



websters.



£500,000 - £525,000. Introducing this light and modern detached family home situated in a superb location, within a short walk to Norwich Train Station, City Centre and within a few hundred yards of Lionwood Nature Reserve. Also with easy access to Norwich Southern Bypass. Boasting four bedrooms off landing, this property offers ample space for a growing family. The modern kitchen/diner is ideal for entertaining guests or enjoying family meals. The property features two bathrooms, a cloakroom, and a utility room for added convenience. With a spacious conservatory, natural light floods the living spaces creating a warm and inviting atmosphere. Outside, a private landscaped rear garden provides a peaceful retreat. Additionally, the property benefits from ample off-street parking and a single garage, ensuring parking is never an issue. This property offers a perfect blend of functionality and style, providing a comfortable living environment for its new owners. Book a viewing today and experience the charm and convenience this home has to offer.

Council Tax band: D



- Light And Modern Detached Family Home
- Four Bedrooms Off Landing
- Private Landscaped Rear Garden
- Short Walk To Norwich Train Station And City Centre
- Modern Kitchen / Diner
- Ample Off Street Parking And Single Garage
- Two Bathrooms, Cloakroom And Utility Room
- Spacious Conservatory



### **Porch**

Part double glazed composite front door, LVT flooring, radiator, high level double glazed window to the side aspect and part glazed door to the entrance hall, built in storage cupboard.

### **Entrance Hall**

Carpeted stairs to the first floor, doors to lounge, kitchen / diner and cloakroom, under stair storage cupboard, coving, LVT flooring and a radiator.

### **Cloakroom**

Low set WC, hand wash basin set to vanity, part tiled walls, heated towel rail, LVT flooring and an obscure double glazed window into the porch.

### **Lounge**

14' 8" x 14' 5" (4.47m x 4.40m)

Bay fronted double glazed windows to the front aspect, floor laid to carpet, gas fireplace with stone hearth and surround, coving, two radiators.

### **Kitchen / Diner**

22' 5" x 12' 10" (6.84m x 3.90m)

Comprising a Kestrel Kitchen with wall and base units with a composite work top and additional breakfast bar, inset one and a half bowl stainless steel sink with mixer tap, radiator, additional modern radiator, LVT flooring, integrated electric oven and grill, integrated gas hob with extractor hood over, integrated fridge, separate freezer and dish washer, tiled flooring and LVT flooring, double glazed casement window to the rear aspect, coving and double glazed French double doors to the conservatory. Door to the utility room.

### **Utility Room**

6' 6" x 6' 2" (1.99m x 1.88m)

Comprising a range of wall and base units with composite work tops, space and plumbing for washing machine, tiled flooring, part double glazed door to the side access with side window, inset stainless steel sink with mixer tap and drainer, tiled splash back, heated towel rail.

### **Conservatory**

9' 10" x 9' 3" (3.00m x 2.81m)

UPVC double glazed frame with uPVC double glazed French double doors to the rear garden, tiled flooring and a radiator.

### **Landing**

Doors to four bedrooms and bathroom, airing cupboard, loft hatch, floor laid to carpet and a radiator.

### **Bedroom One**

9' 10" x 14' 6" (2.99m x 4.43m)

Double bedroom with a double glazed casement window to the front aspect, vaulted ceiling, floor laid to carpet and a radiator with a door to the en-suite shower room.

### **Ensuite**

7' 2" x 7' 9" (2.18m x 2.36m)

Modernised suite comprising a walk in shower with dual shower heads, high quality tiled backing and a glass door, low set WC, wall mounted hand wash basin with vanity under, tiled flooring, high quality tiled walls, fitted storage, heated towel rail, extractor fan and an obscure double glazed casement window to the side aspect.

### **Bedroom Two**

8' 1" x 11' 9" (2.46m x 3.58m)

Double bedroom with a double glazed casement window to the rear aspect, radiator and floor laid to carpet.

### **Bedroom Three**

6' 11" x 9' 9" (2.11m x 2.98m)

Generous room with a double glazed casement window to the rear aspect, floor laid to carpet and a radiator.

### **Bedroom Four / Study**

7' 9" x 6' 8" (2.36m x 2.04m)

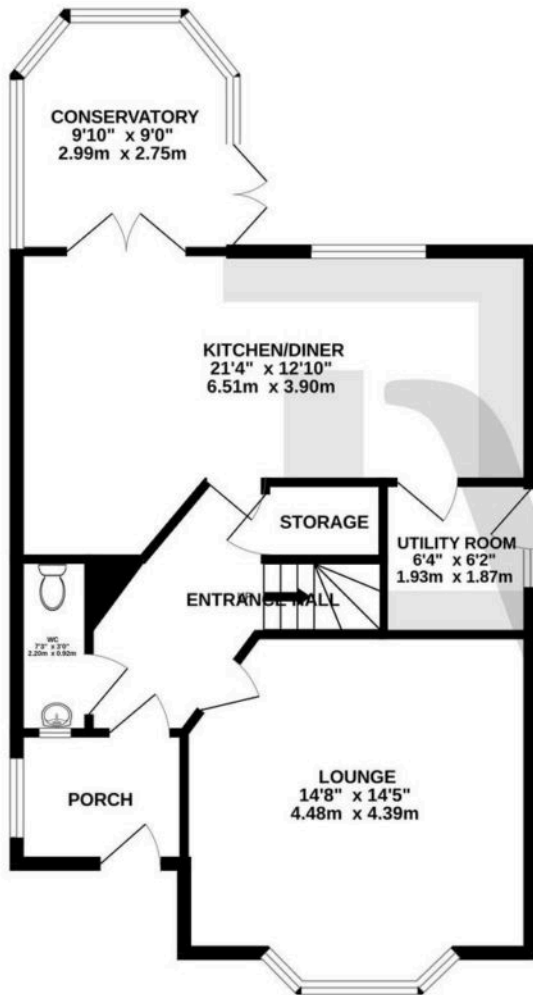
Set up as a dressing room, fitted storage and wardrobes, double glazed casement window to the front aspect, floor laid to carpet and a radiator.

### **Bathroom**

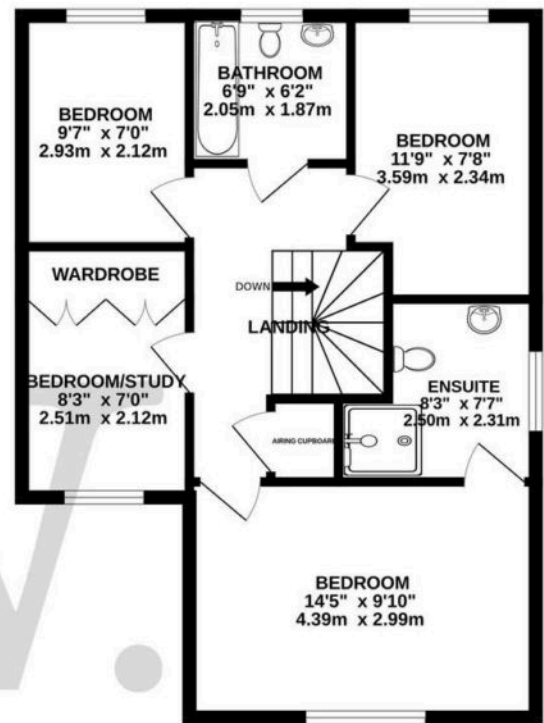
6' 6" x 7' 0" (1.99m x 2.13m)

Modernised space comprising a panel bath with a shower over, tiled backing and glass screen, bidet, low set WC, hand wash basin set atop vanity, high quality fully tiled walls and flooring, heated towel rail, extractor fan and an obscure double glazed casement window to the rear aspect.

GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq.ft. (115.8 sq.m.) approx.

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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