



165 Christchurch Road, Norwich

Guide Price £650,000

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Norwich, Norwich

Presenting a remarkable opportunity to acquire a light and spacious detached family home situated in the highly sought-after location. This property boasts four bedrooms conveniently located off the landing, providing privacy and ease of access. Additionally, two bathrooms and a separate cloakroom offer flexibility and practicality for growing families.

Upon entry, residents are greeted by two spacious reception rooms, perfect for hosting guests or relaxing with loved ones. The property also features a light kitchen, ideal for culinary enthusiasts.

Outside, the generous front and rear gardens provide ample space for outdoor activities and entertainment. Off-street parking and a single garage further add to the convenience of this property.

Exuding charm and functionality, this family home represents a rare opportunity to embrace a quality lifestyle in a coveted neighbourhood.

Council Tax band: F

Tenure: Freehold



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Entrance Hall

Part frosted double glazed hardwood front door with frosted side windows, under stairs storage cupboard, carpeted stairs to the first floor, radiator, laminate flooring, coving and doors to kitchen, dining room, shower room and lounge.

Lounge

16' 8" x 13' 1" (5.08m x 3.98m)

Bay fronted uPVC double glazed windows to the front aspect, two sealed unit uPVC double glazed windows to the side aspect, laminate flooring, coving, radiator and a feature fireplace with stone hearth and inset with wooden surround.

Dining Room

14' 4" x 12' 0" (4.38m x 3.65m)

UPVC double glazed window to the front aspect, uPVC double glazed French double doors to the rear garden, laminate flooring, radiator and coving.

Kitchen

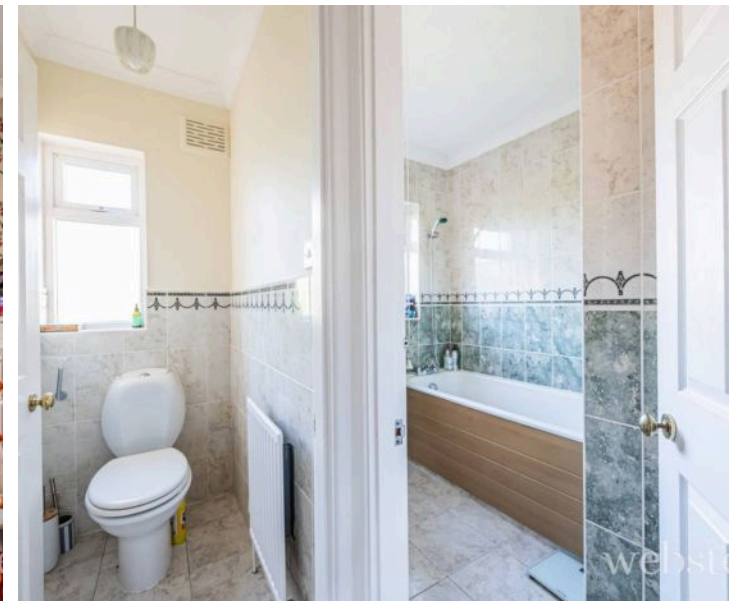
8' 0" x 20' 0" (2.45m x 6.09m)

Comprising a range of wall and base units with laminate work tops, integrated double electric oven, integrated ceramic hot plate with extractor fan over, space and plumbing for washing machine and dish washer, floor mounted gas boiler, inset one and a half bowl ceramic sink with mixer tap and drainer, tiled splash back, two uPVC double glazed windows to the side and rear aspects, tiled flooring, coving, radiator, space for fridge - freezer and an obscure uPVC double glazed door to the rear access.

Shower Room

7' 9" x 4' 10" (2.37m x 1.47m)

Enclosed shower with tiled backing and glass door, low set WC, pedestal hand wash basin with tiled splash back, extractor fan, coving, radiator and tiled flooring.





Landing

Doors to four bedrooms, cloakroom and bathroom, uPVC double glazed window to the front aspect, floor laid to carpet, loft hatch with pull down ladder, coving and large airing cupboard.

Bedroom One

12' 4" x 13' 1" (3.76m x 3.99m)

Double bedroom with large fitted wardrobes, uPVC double glazed window to the rear aspect, floor laid to carpet, radiator and coving.

Bedroom Two

10' 11" x 12' 0" (3.34m x 3.65m)

Double bedroom with a uPVC double glazed window to the front aspect, wardrobe recess, floor laid to carpet, radiator and coving.

Bedroom Three

12' 2" x 13' 0" (3.70m x 3.96m)

Double bedroom with bay fronted uPVC double glazed windows to the front aspect, fitted wardrobe, floor laid to carpet, radiator and coving.

Bedroom Four

8' 6" x 12' 0" (2.60m x 3.66m)

UPVC double glazed window to the rear aspect, fitted wardrobe, floor laid to carpet, radiator and coving.

Cloakroom

Low set WC, part tiled walls, tiled flooring, coving and an obscure uPVC double glazed window to the rear aspect.

Bathroom

7' 10" x 5' 9" (2.38m x 1.75m)

Panel bath with shower over and tiled backing, tiled flooring, pedestal hand wash basin, tiled walls, coving, heated towel rail and an obscure uPVC double glazed window to the rear aspect.

GARDEN

The property is set on a generous corner plot with spacious front and rear gardens laid to a combination of lawn and patio with mature hedge, shrub and tree borders along with side gate access on both sides of the property.

Garage

Single Garage

Single integral garage with up and over door.

Off street

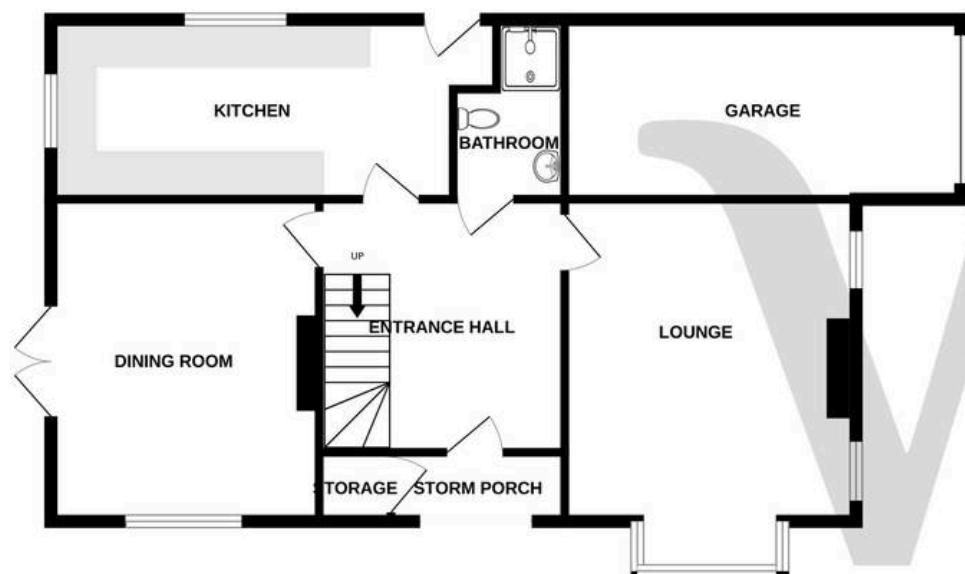
2 Parking Spaces

Off street parking on hard stand accessed via gated entry.

- Light And Spacious Detached Family Home
- Four Bedrooms Off Landing
- Two Bathrooms And Separate Cloakroom
- Highly Sought After Location
- Two Spacious Reception Rooms
- Generous Front And Rear Gardens
- Off Street Parking And Single Garage
- Light Kitchen
- Ample Storage, Including Boarded Loft



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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