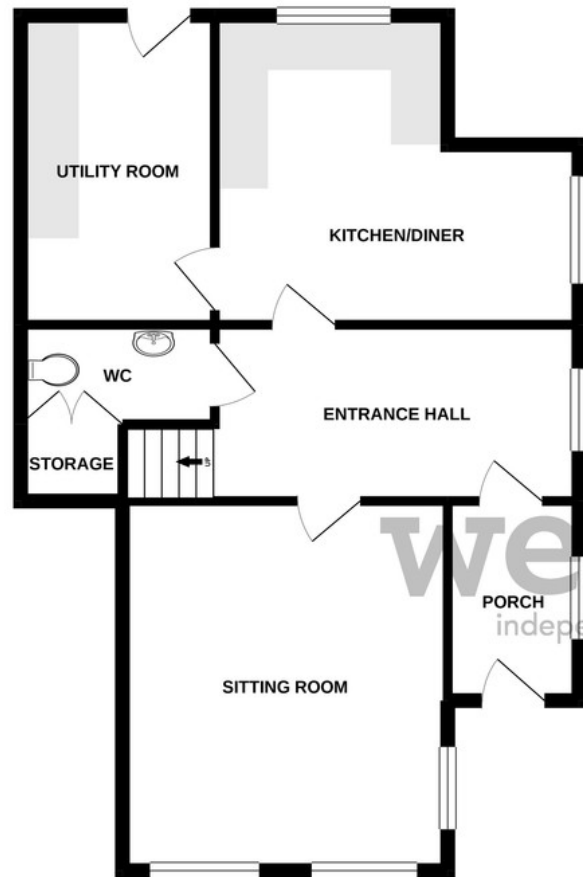


GROUND FLOOR

1ST FLOOR



- Spacious End Of Terrace Victorian Home
- Utility Room
- Spacious Rear Garden
- Three Double Bedrooms
- Modern Kitchen / Breakfast Room
- Ample Off Street Parking And Single Garage
- Light Sitting Room
- Cloakroom
- Ensuite Shower Room And Separate Family Bathroom

GUIDE PRICE £450,000 - £475,000. Websters Estate Agents are delighted to offer this beautifully presented end of terrace Victorian home set within the highly sought after Golden Triangle. Formerly a public house, the property benefits from modern finishings and period features throughout along with a spacious rear garden. In brief, the property comprises; sitting room, kitchen / dining room, utility room, cloakroom, three double bedrooms, mast with ensuite, family bathroom, ample off street parking and a garage.

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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PORCH Stained glass front door with stained glass fan light over, uPVC double glazed window to the side aspect, coving and tiled flooring. Wooden door to:

ENTRANCE HALL Doors to sitting room, kitchen / dining room and cloakroom, engineered oak flooring, carpeted stairs to the first floor, uPVC double glazed window to the side aspect, coving and a radiator.

SITTING ROOM 14' 8" x 12' 11" (4.49m x 3.94m) Three uPVC double glazed windows to the front and side aspects respectively, engineered oak flooring, two radiators and corning.

CLOAKROOM Low set WC, wall mounted hand wash basin with tiled splash back, built in storage and engineered oak flooring.

KITCHEN/DINER 14' 8" x 12' 3" (4.48m max x 3.74m max) Comprising a range of wall and base units with oak work tops, integrated electric oven with ceramic hotplate and extractor fan over, space and plumbing for dishwasher, inset ceramic sink with mixer tap, tiled splash back, two uPVC double glazed windows to the rear and side aspects respectively, high quality limestone flooring with underfloor heating, radiator and coving. Glazed door to:

UTILITY ROOM 12' 2" x 7' 1" (3.73m x 2.18m) Comprising a range of base units with oak work tops, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, inset stainless steel sink with mixer tap and drainer, obscure uPVC double glazed door to the rear garden, high quality limestone flooring and a radiator.

LANDING Doors to all bedrooms and bathroom, airing cupboard, loft hatch and floor laid to carpet.

BEDROOM 1 14' 7" x 12' 11" (4.46m max x 3.94m max) Double bedroom with two uPVC double glazed windows to the front aspect, floor laid to carpet and a radiator. Door to:

ENSUITE Walk in corner shower with tiled backing and glass door, low set WC, pedestal hand wash basin with tiled splash back, radiator, engineered oak flooring and an extractor fan.

BEDROOM 2 12' 2" x 11' 8" (3.73m max x 3.58m max) Double bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

BEDROOM 3 12' 2" x 10' 7" (3.73m x 3.25m) Double bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

BATHROOM Panel bath with shower over, tiled backing and folding screen, low set WC, pedestal hand wash basin with tiled splash back, heated towel rail, extractor fan, obscure uPVC double glazed window to the side aspect and engineered oak flooring.

OUTSIDE The well presented and enclosed rear garden is mainly laid to lawn with a patio alfresco area to the front of the single garage, which itself has power and lighting with an up and over door. There are some mature shrubs and flowerbeds along some of the borders and also double gates leading out to the stone shingled driveway to the front of the house. The driveway is accessed via gated entry with mature hedge frontage and further shrubs and flowerbeds by the sitting room window.

SERVICES Gas, Electricity, Water and drainage are connected to the property, Websters have not tested these services

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

