



**32 Grosvenor Road, Norwich**

£725,000



**websters.**



Websters Estate Agents are delighted to offer this immaculately presented and substantial three storey Victorian hall entrance period home set in a secluded location in the heart of Norwich's sought after Golden Triangle. The home has a wealth of charm throughout and a private rear garden. In brief, the property comprises; sitting room, family room, kitchen / diner, cellar, five double bedrooms over two floors, two bathrooms and a separate cloakroom.

Council Tax band: TBD

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



- Five Double Bedrooms
- Council Tax Band TBC
- Two Spacious Reception Rooms
- Immaculately Presented Three Storey Hall Entrance Period Home
- Two Bathrooms And Cloakroom
- Cellar
- Private Rear Garden
- Modern Open Plan Kitchen / Diner
- EPC Rating TBC
- Highly Sought After Location



## **ENTRANCE HALL**

Part obscure stained glass front door with fan light over, further doors to sitting room, family room, kitchen / diner and cellar, stripped wooden flooring, cast iron radiator, corbel arch, stairs leading to the first floor and cornicing.

## **SITTING ROOM**

Dimensions: 16' 0" x 16' 9" (4.88m x 5.13m into bay). Box bay fronted double glazed sash windows to the front aspect, large wood burning stove set to stone hearth with large wooden surround, stripped wooden flooring, picture rails, cornicing, alcove storage and two cast iron radiators.

## **FAMILY ROOM**

Dimensions: 14' 1" x 12' 6" (4.31m x 3.83m). Double glazed French double doors to the rear garden, large ornate feature iron fireplace, alcove storage, picture rails, floor laid to carpet, cast iron radiator and a ceiling rose.

## **KITCHEN/DINER**

Dimensions: 24' 0" x 11' 4" (7.33m x 3.46m). Modern open plan space comprising a range of wall and base units with composite work tops, integrated double electric oven, integrated induction hob with extractor hood over, integrated dish washer and washing machine, space for American style fridge - freezer, sunken ceramic Butler sink, tiled splash back, composite door to the rear garden, double glazed sash window to the side aspect, obscure sash window to the side aspect, aluminium bi-fold door to the rear garden, solid wooden flooring, velux window and two cast iron radiators.

## **CELLAR**

Dimensions: 17' 1" x 8' 8" (5.23m x 2.65m). Power and lighting.

## **FIRST FLOORING LANDING**

Doors to three bedrooms, bathroom and cloakroom, stairs leading to the second floor, cast iron radiator and floor laid to carpet.

## **BEDROOM 1**

Dimensions: 13' 3" x 13' 2" (4.05m x 4.02m). Large double bedroom with fitted wall to wall wardrobes, two double glazed sash windows to the front aspect, cast iron radiator, feature iron fireplace, stripped wooden flooring and picture rails.

## **BEDROOM 2**

Dimensions: 14' 2" x 12' 6" (4.32m x 3.82m). Large double bedroom with a double glazed sash window to the rear aspect, cast iron radiator, fitted storage, stripped wooden flooring and a feature iron fireplace.

## **BEDROOM 3**

## **BATHROOM**

Dimensions: 8' 10" x 7' 1" (2.71m x 2.17m). Roll top bath, pedestal hand wash basin, high level WC, heated towel rail / radiator, part obscure double glazed sash window to the front aspect and stripped wooden flooring.

## **CLOAKROOM**

Low set WC, pedestal hand wash basin, cast iron radiator, stripped wooden flooring and an obscure sash window to the side aspect.

## **SECOND FLOOR LANDING**

Doors to remaining two bedrooms, floor laid to carpet, loft hatch and large velux window.

## **BEDROOM 4**

Dimensions: 13' 6" x 14' 0" (4.13m x 4.27m into bay). Double bedroom with box bay fronted double glazed sash windows to the front aspect, stripped wooden flooring and a cast iron radiator.

## **BEDROOM 5**

Dimensions: 11' 1" x 14' 1" (3.38m x 4.30m into bay). Double bedroom currently set up as a study, double glazed sash window to the rear aspect, stripped wooden flooring and a cast iron radiator.

## **OUTSIDE**

The private rear garden is laid to stone shingle with two storage spaces and rear gated access. To the front is an enclosed and landscaped space with a pathway to the front door from gated entry.

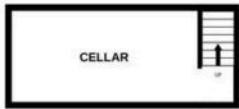
## **SERVICES**

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

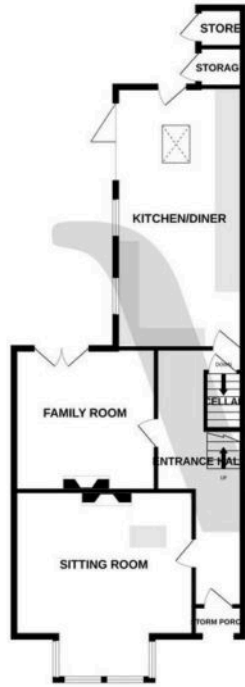
## **VIEWINGS**

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

BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND 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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