

54 Mornington Road, Norwich

£325,000



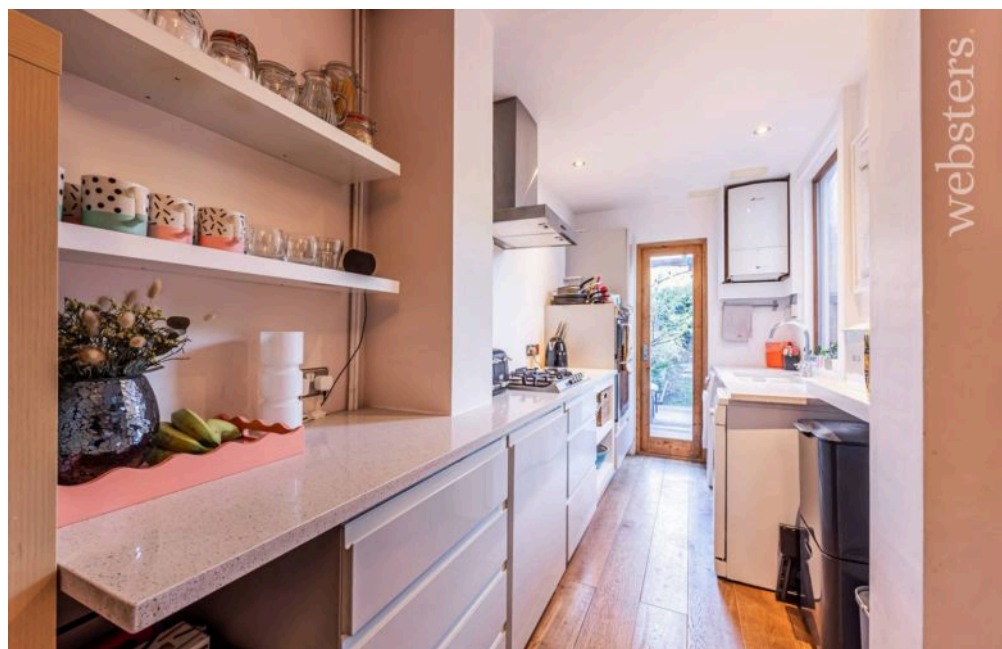
websters.

Websters Estate Agents are delighted to offer this beautifully presented and spacious bay fronted Victorian terraced home set in a highly sought after location with Norwich's Golden Triangle. The property comes with a private and spacious rear garden along with several period features throughout. In brief, the property comprises; sitting room, kitchen / diner, three light bedrooms off landing and a generous family bathroom.

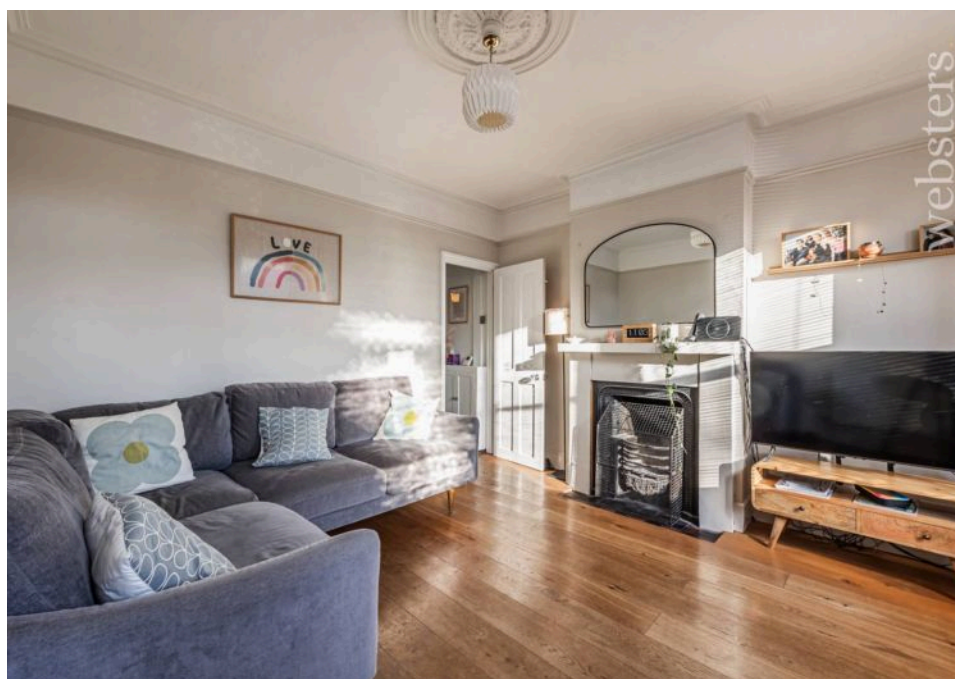
Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- Private Rear Garden
- EPC Rating TBC
- Highly Sought After Location
- Generous Sitting Room
- Council Tax Band B
- Three Light Bedroom Off Landing
- Open Plan Kitchen / Diner
- Several Period Features Throughout
- Light And Spacious Bay Fronted Victorian Terrace
- Modern Family Bathroom



SITTING ROOM

Dimensions: 13' 5" x 11' 3" (4.11m into bay x 3.43m). Part obscure glazed front door with fan light over, bay fronted sash windows to the front aspect, solid wooden flooring, radiator, picture rails, cornicing, ceiling rose and an open fireplace with tiled hearth and wooden surround. Doorway to:

KITCHEN / DINER

Dimensions: 20' 4" x 11' 1" (6.22m max x 3.40m max). Open plan space comprising a range of wall and base units with stone work tops, integrated double electric oven, integrated gas hob with extractor hood over, space and plumbing for slim line dish washer and washing machine, sunken ceramic Butler sink with mixer tap and drainer, solid wooden flooring, space for fridge - freezer and tumble dryer, alcove storage, two double glazed doors to the rear garden, wall mounted gas boiler and a radiator. Carpeted stairs leading to:

LANDING

Doors to two bedrooms and third bedroom in loft conversion along with door to bathroom.

BEDROOM 1

Dimensions: 11' 3" x 11' 1" (3.45m x 3.40m). Double bedroom with a sash window to the front aspect, alcove recess for storage, stripped and painted wooden flooring, fireplace recess and a radiator.

BEDROOM 2

Dimensions: 9' 1" x 8' 5" (2.77m x 2.57m). Sash window to the rear aspect, under stairs storage recess, feature iron fireplace, radiator and floor laid to carpet.

BATHROOM

Dimensions: 8' 1" x 5' 11" (2.48m x 1.82m). Four piece suite comprising a roll top bath, low set WC, pedestal hand wash basin with tiled splash back, corner shower with field backing and obscure glass enclosure, tiled flooring, radiator and an obscure double glazed casement window to the rear aspect.

BEDROOM 3

Dimensions: 13' 1" x 10' 4" (4.01m x 3.15m). Double bedroom with three velux windows, engineered oak flooring, radiator and eaves storage.

OUTSIDE

The private and generous rear garden is initially laid to a covered decked alfresco area by the house before leading to a lawned area bordered by mature shrubs with a patio area at the far end along with a wendy house. There is also side gate access as well. To the front is a space laid to stone shingle with a pathway to the front door.

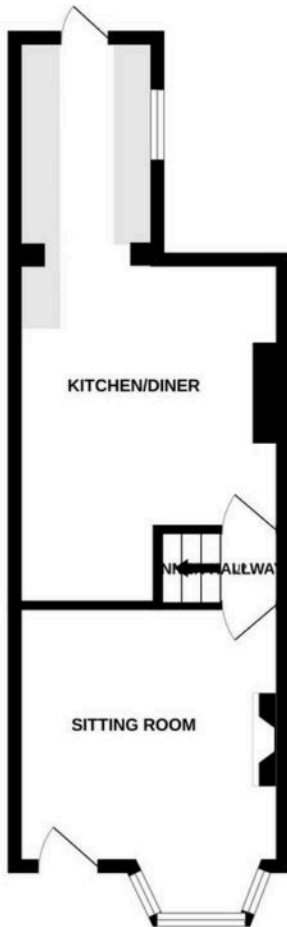
SERVICES

Mains gas, electricity, water and drainage are believed to be connected to the property. (Websters have not tested these services).

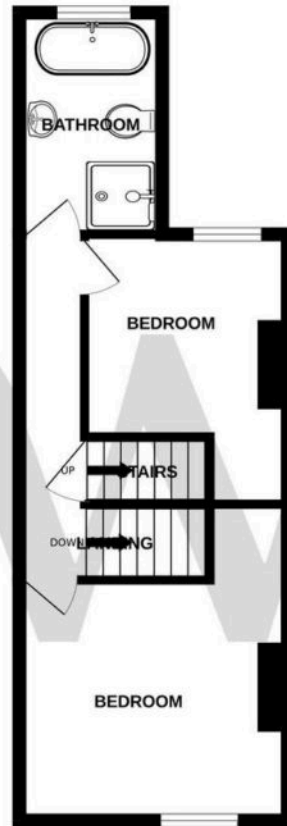
VIEWINGS

Strictly by appointment with the sole agents: Websters, 141 Unthank Road, Norwich, NR2 2PE.

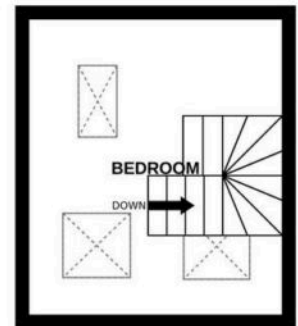
GROUND FLOOR



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.
Made with Metropix ©2025

You can include any text here. The text can be modified upon generating your brochure.