



## 50 Mile End Road, Norwich

£640,000 Freehold



websters.

Rarely available and generously extended, this Edwardian home presents a unique opportunity in a highly sought-after location. The property boasts four double bedrooms off the landing, two well-presented bathrooms, and two further reception rooms. The outstanding extended kitchen/diner is a focal point, perfect for entertaining, along with a utility room for added convenience. The private and spacious south-west facing rear garden provides a tranquil retreat, ideal for relaxing or hosting gatherings.

Council Tax band: F

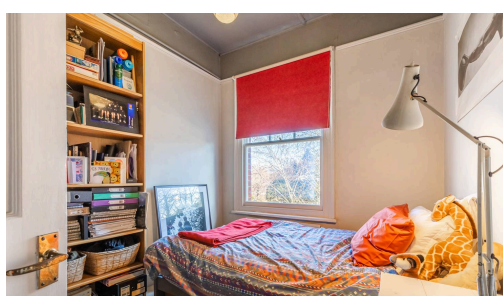
Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



- Rarely Available And Generously Extended Edwardian Home
- Four Double Bedrooms Off Landing
- Two Well Presented Bathrooms
- Highly Sought After Location
- Outstanding Extended Kitchen / Diner
- Two Further Reception Rooms
- Utility Room
- Private And Spacious South-West Facing Rear Garden



### **Entrance Hall**

Spacious hall accessed via storm porch, original stained glass front door with fan light and side windows, picture rails, stripped wooden flooring, cornicing, carpeted stairs to the first floor, radiator and doors to kitchen / diner, study / family room, shower room and sitting room.

### **Shower Room**

8' 4" x 4' 6" (2.53m x 1.36m)

Large walk in shower with dual shower heads, tiled backing, glass screen and drying area, pedestal hand wash basin with tiled splash back, low set WC, tiled flooring, heated towel rail and extractor fan.

### **Sitting Room**

15' 5" x 14' 6" (4.71m x 4.42m)

Wood burning stove set to stone hearth with wooden surround, stripped wooden flooring, picture rails, original decorative ceiling and cornicing, radiator and box bay fronted casement windows to the front aspect with secondary glazing.

### **Study / Family Room**

12' 0" x 12' 0" (3.66m x 3.67m)

Feature fireplace with wooden surround, alcove storage, cornicing, ceiling rose, floor laid to carpet and a radiator. Part glazed double doors to:

### **Kitchen / Diner**

24' 7" x 18' 11" (7.49m x 5.76m)

Outstanding extended space comprising a range of wall and base units with granite work tops and separate island, integrated double electric oven, integrated gas hob with extractor hood over, integrated dish washer, three velux windows, inset one and a half bowl stainless steel sink with mixer tap, tiled flooring with under floor heating. double glazed French double doors to the rear garden, study nook and access to:

### **Utility Room**

5' 9" x 6' 2" (1.74m x 1.87m)

Comprising a range of wall and base units with laminate work tops, space and plumbing for washing machine and tumble dryer, tiled flooring, space for fridge - freezer, part double glazed door to the rear garden, velux window, inset stainless steel sink with mixer tap and drainer, wall mounted gas boiler in cupboard.

### **Landing**

Doors to four bedrooms and bathroom, floor laid to carpet, fitted storage cupboard, radiator and loft hatch.

### **Bedroom One**

12' 0" x 14' 4" (3.66m x 4.37m)

Large double bedroom with fitted storage, sash window to the rear aspect, stripped and painted wooden flooring, radiator and coving.

### **Bedroom Two**

13' 0" x 9' 7" (3.95m x 2.93m)

Double bedroom with generous fitted wardrobes, double glazed sash windows to the front aspect, floor laid to carpet, picture rails and a radiator.

### **Bedroom Three**

10' 1" x 8' 2" (3.07m x 2.48m)

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

### **Bedroom Four**

9' 9" x 7' 11" (2.97m x 2.41m)

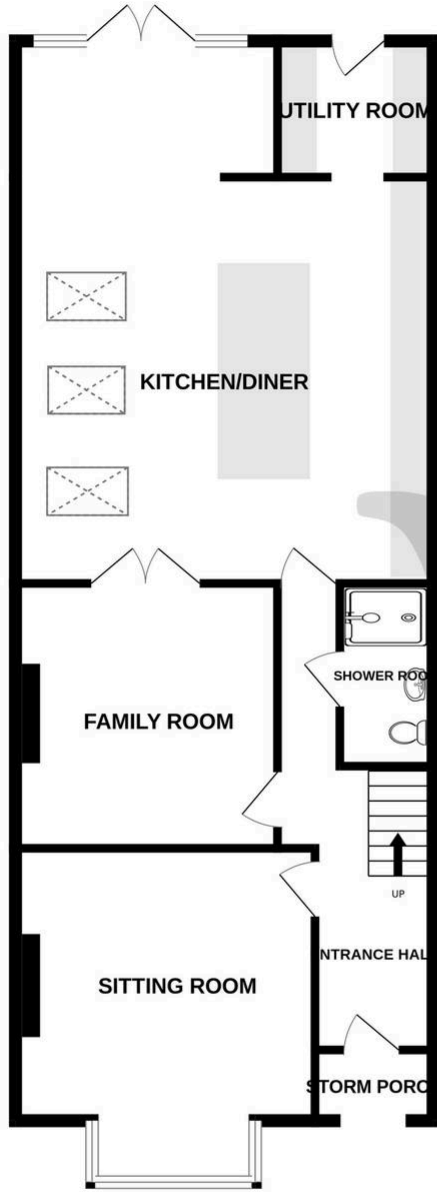
Double bedroom with double glazed sash window to the front aspect, radiator, floor laid to carpet and picture rails.

### **Bathroom**

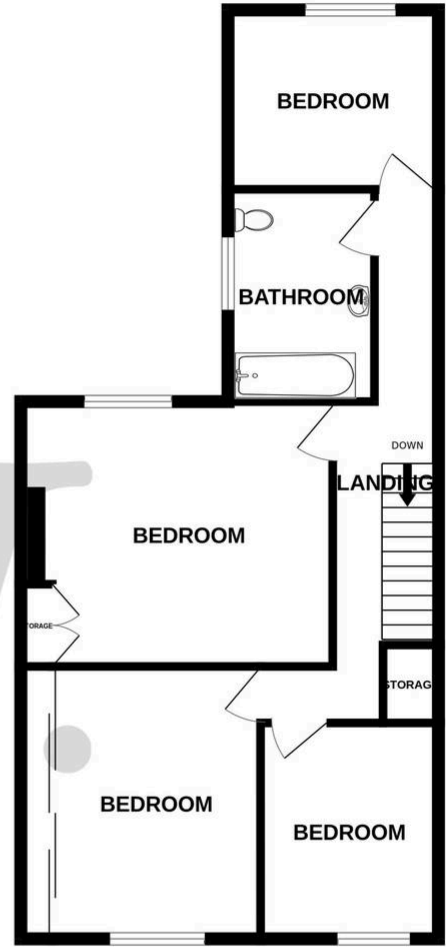
9' 7" x 6' 8" (2.93m x 2.02m)

Panel bath with shower attachment and tiled backing, low set WC, pedestal hand wash basin with tiled splash back, part frosted sash window to the side aspect, tiled flooring and a radiator.

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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