



## 11 Beatrice Road, Norwich

£475,000 Freehold



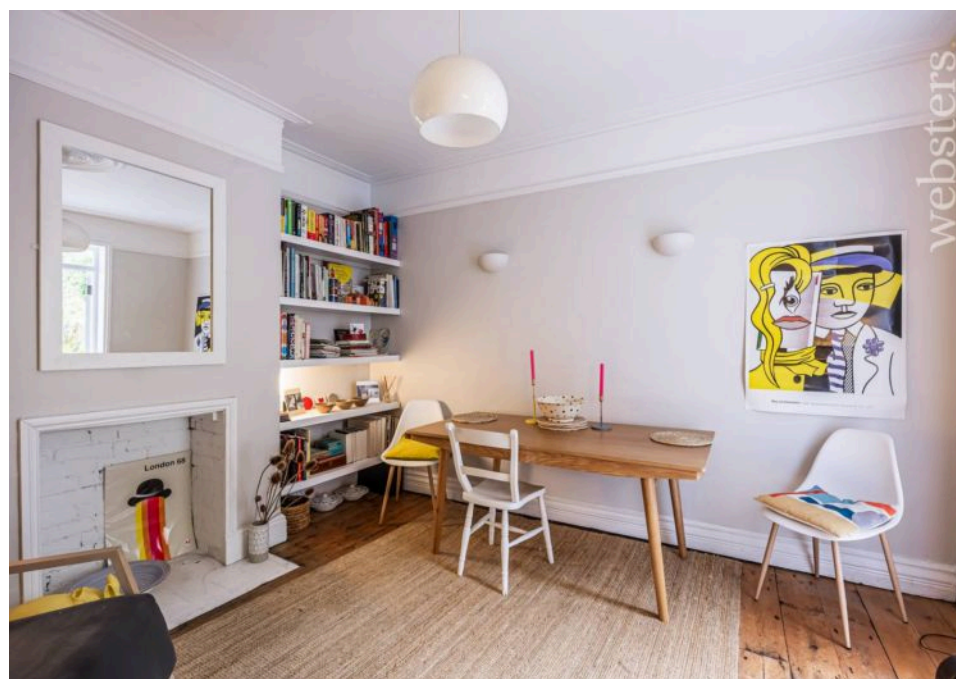
websters.

GUIDE PRICE £475,000 - £495,000. Websters Estate Agents are delighted to offer this beautifully presented and spacious hall entrance and over the passage Victorian terraced home set in a stunning tree-lined road only a short walk to Norwich city centre and train station. The property comes with a generous tiered rear garden and ample storage throughout. In brief, the property comprises; sitting room, family / dining room, kitchen / breakfast room, utility / cloakroom, four bedrooms and a family bathroom. Council Tax band: B

Tenure: Freehold



- Light And Spacious Hall Entrance And Over The Passage Victorian Terrace
- Four Bedrooms
- Two Generous Reception Rooms
- Modern Kitchen / Breakfast Room
- Utility / Cloakroom
- Generous Rear Garden
- Highly Sought After Location
- Family Bathroom



### **ENTRANCE HALL**

Accessed via storm porch, part obscure glazed front door with fan light over, original tiled flooring, radiator, picture rails, cornicing, ceiling rose, floor laid to carpet, corbel arch, carpeted stairs to the first floor and doors to sitting room, family / dining room and kitchen / breakfast room.

### **SITTING ROOM**

Dimensions: 14' 1" x 13' 2" (4.30m into bay x 4.03m). Open fireplace with tiled inset and hearth with wooden surround, stripped wooden flooring, alcove storage, radiator, ceiling rose, cornicing, picture rails and bay fronted uPVC double glazed windows to the front aspect.

### **FAMILY / DINING ROOM**

Dimensions: 12' 4" x 11' 2" (3.76m x 3.42m). Part glazed French double doors to the rear garden, stripped wooden flooring, picture rails, radiator, cornicing and a ceiling rose.

### **KITCHEN/BREAKFAST ROOM**

Dimensions: 15' 8" x 8' 11" (4.78m x 2.73m). Open plan space comprising a range of wall and base units with oak work tops, free standing gas cooker with extractor hood over, inset one and a half bowl ceramic sink with mixer tap and drainer, tiled splash back, part double glazed door to the rear garden, uPVC double glazed window to the side aspect, under stairs storage cupboard, laminate flooring, space for fridge - freezer, integrated slim line dish washer, cornicing, part tiled walls and a radiator. Door to:

### **UTILITY / CLOAKROOM**

Dimensions: 8' 11" x 5' 7" (2.74m x 1.72m). Low set WC, wall mounted hand wash basin with tiled splash back, laminate flooring, radiator, wall mounted gas boiler, part obscure glazed window to the rear aspect, space and plumbing for washing machine and tumble dryer.

### **LANDING**

Doors to all bedrooms and bathroom, built in storage cupboard, floor laid to carpet, radiator, picture rails, coving and loft hatch.

### **BEDROOM 1**

Dimensions: 11' 1" x 15' 1" (3.38m x 4.61m). Large double bedroom with two fitted wardrobes, uPVC double glazed window to the rear aspect, stripped wooden flooring, radiator,, picture rails and coving.

### **BEDROOM 2**

Dimensions: 14' 2" x 15' 2" (4.32m into bay x 4.63m). Large double bedroom with bay fronted uPVC double glazed windows to the front aspect, stripped wooden flooring, picture rails, cornicing and a radiator.

### **BEDROOM 3**

Dimensions: 9' 0" x 5' 11" (2.76m x 1.82m). UPVC double glazed window to the side aspect, stripped and painted wooden flooring, coving and a radiator.

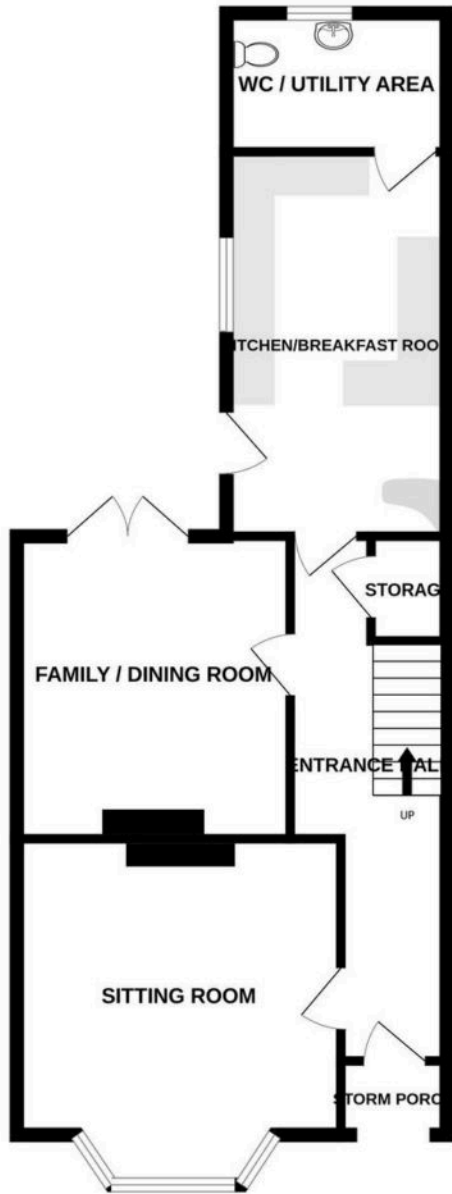
### **BEDROOM 4 / STUDY**

Dimensions: 8' 11" x 5' 6" (2.72m x 1.69m). UPVC double glazed window to the front aspect, coving, stripped and painted wooden flooring and a radiator.

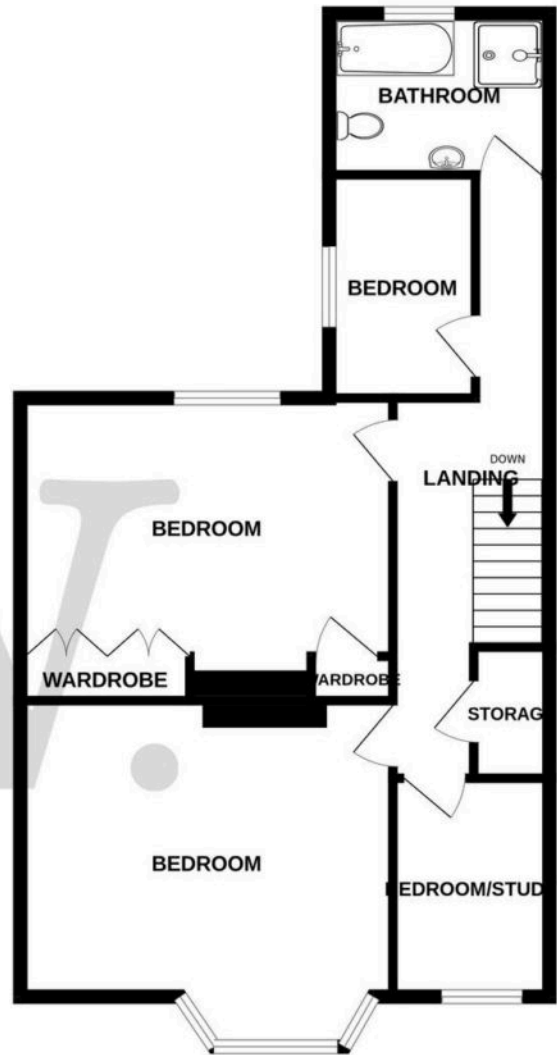
### **BATHROOM**

Dimensions: 8' 9" x 6' 2" (2.67m x 1.90m). Four piece suite comprising a corner shower with dual shower heads, tiled backing and glass door, low set WC, panel bath with tiled backing, pedestal hand wash basin with tiled splash back, laminate flooring, obscure uPVC double glazed window to the rear aspect, extractor fan and heated towel rail.

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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