



**20 Mount Pleasant, Norwich**

**£895,000 Freehold**



**websters.**



Immaculately extended and renovated, this Victorian semi-detached home offers a luxurious living experience in a highly sought-after location. Boasting three double bedrooms, each with modern ensuites, this property is perfect for those seeking comfort and convenience. The substantial open plan kitchen/dining/family room provides a contemporary space for entertaining, complemented by a utility room, cellar, and large sitting room. The property's charm and character are evident throughout, making it a truly special place to call home.

Outside, the property offers a charming Mediterranean-style courtyard garden at the rear, perfect for enjoying al fresco dining or relaxation in private surroundings. In addition, there is ample off-street parking at the front of the house, laid to stone shingle, ensuring convenience for residents and guests alike. This property seamlessly blends indoor and outdoor living, offering a perfect balance of comfort and style.

Council Tax band: F



- Immaculately Extended And Renovated Victorian Semi-Detached Home
- Three Double Bedrooms
- Three Modern Ensuites
- Substantial Open Plan Kitchen / Dining / Family Room
- Utility Room And Cloakroom
- Cellar
- Highly Sought After Location
- Large Sitting Room



### **Entrance Hall**

AN original stained glass front door, original cornicing, under stairs storage cupboard, stairs to the first floor with runner, modern radiator, engineered oak flooring and doors to sitting room and kitchen . family / dining room.

### **Sitting Room**

17' 6" x 14' 0" (5.34m x 4.27m)

Wood burning stove set to slate hearth with oak mantle over, bay fronted double glazed timber frame sash windows to the front aspect with plantation shutters, engineered oak flooring, cornicing, ceiling rose, modern radiator and alcove storage.

### **Kitchen / Family / Dining Room**

24' 5" x 31' 0" (7.45m x 9.46m)

Outstanding extended space finished to a high quality, comprising a range of wall and base units with composite stone work tops and separate island, integrated double electric oven, integrated induction hob, integrated dish washer, space for American style fridge - freezer, sunken one and a half bowl composite sink with mixer tap and drainer, two large modern crittell double doors to the rear garden with side windows, large sky lantern, bespoke fitted cabinetry and storage units, engineered oak flooring with under floor heating and doors to cellar, cloakroom and utility room.

### **Cloakroom**

Low set WC, engineered oak flooring with under floor heating, wall mounted hand wash basin and an extractor fan.

### **Utility Room**

10' 10" x 6' 8" (3.30m x 2.02m)

Comprising a range of wall and base units with laminate work tops, built in storage cupboard, space and plumbing for washing machine and tumble dryer, sky light, engineered oak flooring with under floor heating, sunken stainless steel sink with mixer tap, tiled splash back, composite door to the driveway and a wall mounted gas boiler.

### **Cellar**

13' 9" x 5' 8" (4.19m x 1.73m)

Power and lighting with the modernised hot water tank and system.

### **First Floor Landing**

Doors to two bedrooms, floor laid to carpet, uPVC double glazed sash window to the side aspect with plantation shutters and carpeted stairs to the second floor.

### **Bedroom One**

12' 7" x 13' 2" (3.84m x 4.01m)

Double bedroom with a timber frame double glazed sash window to the front aspect, two fitted wardrobes, floor laid to carpet and a modern radiator. Door to:

### **Ensuite**

8' 0" x 5' 7" (2.43m x 1.70m)

Large walk in shower with dual shower heads, tiled backing, glass screen and drying area, low set WC, hand wash basin set to vanity with tiled splash back, engineered oak flooring, heated towel rail and a double glazed timber frame sash window to the front aspect.

### **Bedroom Two**

9' 5" x 11' 9" (2.88m x 3.59m)

Double bedroom with a uPVC double glazed sash window to the rear aspect with plantation shutters, floor laid to carpet and a modern radiator. Door to:

### **Ensuite**

6' 6" x 8' 1" (1.97m x 2.47m)

Panel bath with dual shower heads over, tiled backing and glass screen, low set WC, wall mounted hand wash basin with tiled splash back and vanity under, engineered oak flooring, heated towel rail and an obscure uPVC double glazed sash window to the rear aspect with plantation shutters.

### **Second Floor Landing**

Door to third bedroom, arched uPVC double glazed window to the side aspect with plantation shutters and floor laid to carpet.

### **Bedroom Three**

10' 5" x 12' 1" (3.17m x 3.68m)

Double bedroom with built in storage cupboard, velux window, floor laid to carpet, eaves storage and a modern radiator. Door to:

### **Ensuite**

7' 7" x 3' 11" (2.30m x 1.20m)

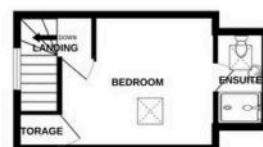
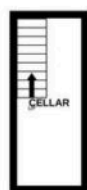
Enclosed shower with tiled backing and sliding door, low set WC, hand wash basin set to vanity with tiled splash back, engineered oak flooring, part tiled walls, velux window and a heated towel rail.

GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND 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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