



**14 College Road, Norwich**

£725,000 Freehold



**websters.**



Rarely available and boasting generous proportions, this spacious three-storey period home presents a unique opportunity for discerning buyers. Offering five double bedrooms, along with a sixth bedroom or study, this property caters effortlessly to the demands of modern family living. The open-plan and extended kitchen/diner provides a welcoming hub for social gatherings, complemented by two bathrooms and a convenient cloakroom for added practicality. Further enhancing the appeal of this residence are two substantial reception rooms, ideal for both formal entertaining and every-day relaxation along with a south-facing rear garden, offering a secluded and tranquil retreat,

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Rarely Available And Spacious Three Storey Period Home
- Five Double Bedrooms
- Sixth Bedroom / Study
- Open Plan And Extended Kitchen / Diner
- Two Bathrooms And Cloakroom
- South Facing And Private Rear Garden
- Highly Sought After Location
- Two Further Substantial Reception Rooms



### **Entrance Hall**

Original stained glass front door with fan light over accessed via storm porch, floor laid to carpet, carpeted stairs to the first floor, under stairs storage cupboard, doors to sitting room, family room, cloakroom and kitchen / diner, cornicing, picture rails and a radiator.

### **Sitting Room**

16' 10" x 14' 6" (5.14m x 4.43m)

Outstanding space with part stained glass bay fronted windows to the front aspect, open fireplace with stone hearth, iron inset and marble surround, two radiators, alcove storage, double doors to family room, stripped wooden flooring, picture rails and cornicing.

### **Family Room**

13' 2" x 12' 5" (4.02m x 3.79m)

Open fireplace with ornate wooden surround and tiled hearth, stripped wooden flooring, cornicing, picture rails, cast iron radiator and part stained glass door to kitchen / diner with side window.

### **Kitchen / Diner**

21' 1" x 18' 3" (6.42m x 5.55m)

Open plan space comprising a range of wall and base units with oak and quartz work tops, sunken ceramic Butler sink with mixer tap, two double glazed casement windows to the side and rear aspects, further casement window to the rear aspect, double glazed French double doors to the rear garden, tiled flooring, four velux windows, two cast iron radiators, integrated electric oven, integrated gas hob with extractor hood over, space for fridge - freezer, space and plumbing for washing machine, integrated dish washer, coving and tiled splash back.

### **Cloakroom**

Low set WC, wall mounted hand wash basin with tiled splash back, extractor fan, tiled flooring and an obscure casement window to the rear aspect.

### **First Floor Landing**

Doors to three bedrooms, fourth bedroom . study and bathroom, carpeted stairs to the second floor, floor laid to carpet and a radiator.

### **Bedroom One**

14' 2" x 12' 9" (4.33m x 3.88m)

Double bedroom with a feature fireplace with tiled hearth, iron and tiled inset and wooden surround, floor laid to carpet, large casement window to the front aspect, picture rails, cornicing, radiator and door to fourth bedroom / study.

### **Bedroom Two**

### **Bedroom Three**

11' 2" x 10' 11" (3.41m x 3.32m)

Double bedroom with built in wardrobe, airing cupboard housing gas boiler, stripped wooden flooring, coving, radiator and a double glazed casement window to the rear aspect.

### **Bedroom Four / Study**

9' 10" x 6' 4" (3.00m x 1.93m)

Casement window to the front aspect, picture rails and floor laid to carpet.

### **Bathroom**

9' 8" x 7' 8" (2.95m x 2.34m)

Four piece suite comprising a roll top bath with shower attachment, pedestal hand wash basin with tiled splash back, low set WC, corner shower with glass frame and tiled backing, stripped wooden flooring, cast iron radiator, extractor fan and an obscure casement window to the side aspect.

### **Second Floor Landing**

Doors to two bedrooms and shower room, floor laid to carpet, velux window and access to large eaves storage.

### **Bedroom Five**

12' 9" x 18' 6" (3.89m x 5.64m)

Large double bedroom with bay fronted double glazed casement window to the front aspect, floor laid to carpet, feature iron fireplace and two radiators.

### **Bedroom Six**

11' 3" x 11' 9" (3.43m x 3.58m)

Double bedroom with a double glazed casement window to the rear aspect, feature iron fireplace, floor laid to carpet and a radiator.

### **Bathroom**

5' 10" x 4' 2" (1.77m x 1.26m)

Corner shower with sliding door and tiled backing, wall mounted hand wash basin with tiled splash back, low set WC, stripped wooden flooring, heated towel rail, extractor fan and an obscure casement window to the rear aspect.

### **Eaves Storage**

22' 10" x 5' 10" (6.95m x 1.77m)

Power and lighting and fully boarded.



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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