



109 Trinity Street, Norwich

£550,000 - £575,000 Freehold



websters.

Immaculately presented fully renovated and extended, this Victorian hall entrance terraced house within the Golden Triangle area of Norwich offered with no onward chain. This property has been finished to an immaculate standard throughout, after having been recently fully renovated. On arrival, you are greeted by original floorboards and fireplaces and in the heart of the house is the extended kitchen / living area, which is bathed in natural light from the Velux roof light and Crittall styled doors that lead out to the landscaped walled rear garden, featuring sandstone paving and box hedging.

As you ascend to the first floor, you will find three bedrooms off landing with a family bathroom. There is character infused throughout with period fireplaces in the bedroom, original floorboards and pine doors. This striking home property would make a beautiful home in the vibrant city of Norwich.

Council Tax band: B



- Immaculately Presented And Extended Victorian Hall Entrance Terrace
- Three Bedrooms Off Landing
- No Onward Chain
- Highly Sought After Location
- Extended Kitchen / Diner
- Two Further Spacious Reception Rooms
- Utility Room And Separate Cloakroom
- Beautifully Landscaped Rear Garden



Entrance Hall

Hardwood panel front door with fan light over, radiator, stripped wooden flooring, picture rails, original staircase leading to the first floor with original spindles and hardwood hand rail, under stairs storage cupboard and doors to sitting room, family room and access to kitchen / dining area.

Sitting Room

11' 6" x 12' 11" (3.50m x 3.94m)

Well proportioned and light space with a feature fireplace with Victorian cast iron grate and marble surround, stripped wooden flooring, picture rails, original cornicing, radiator and a double glazed timber frame sash window to the front aspect with shutters.

Kitchen / Diner

11' 3" x 15' 2" (3.44m x 4.62m)

Outstanding open plan and modernised space comprising a range of wall and base units with quartz work tops and breakfast bar with waterfall detail, integrated Neff electric oven with Neff gas hob and matching extractor hood over, herringbone engineered oak flooring, two Velux windows, radiator, Crittall style double glazed double French doors to the rear garden, integrated Neff fridge - freezer and Neff dish washer and a sunken stainless steel sink with mixer tap.

Family Room

10' 7" x 11' 1" (3.22m x 3.39m)

Ornate Victorian cast iron fireplace with tiled inserts and slate hearth. stripped wooden flooring, radiator and picture rails.

Utility Room

5' 9" x 3' 10" (1.75m x 1.18m)

Comprising a range of base units with oak work top, space and plumbing for washing machine, tiled splash back, herringbone style engineered oak flooring, Velux window, extractor fan and a radiator. Door to cloakroom

Cloakroom

Low level Lefroy Brooks WC, period Royal Dalton hand wash basin and period taps, radiator, velux window and tiled flooring.

Landing

Doors to three bedrooms and bathroom, floor laid to carpet, airing cupboard housing gas boiler, built in storage cupboard, picture rails and loft hatch.

Bedroom One

11' 4" x 10' 4" (3.45m x 3.16m)

Double bedroom with stripped wooden floorboards, radiator, picture rails, stunning Art Nouveau cast iron fireplace with stone hearth and a double glazed sash window to the front aspect with shutters.

Bedroom Two

10' 5" x 11' 3" (3.18m x 3.42m)

Double bedroom with a stunning Art Nouveau cast iron fireplace with stone hearth, double glazed casement window with views of the rear garden with shutters, stripped wooden floorboards, picture rails and a radiator.

Bedroom Three

11' 3" x 6' 8" (3.43m x 2.04m)

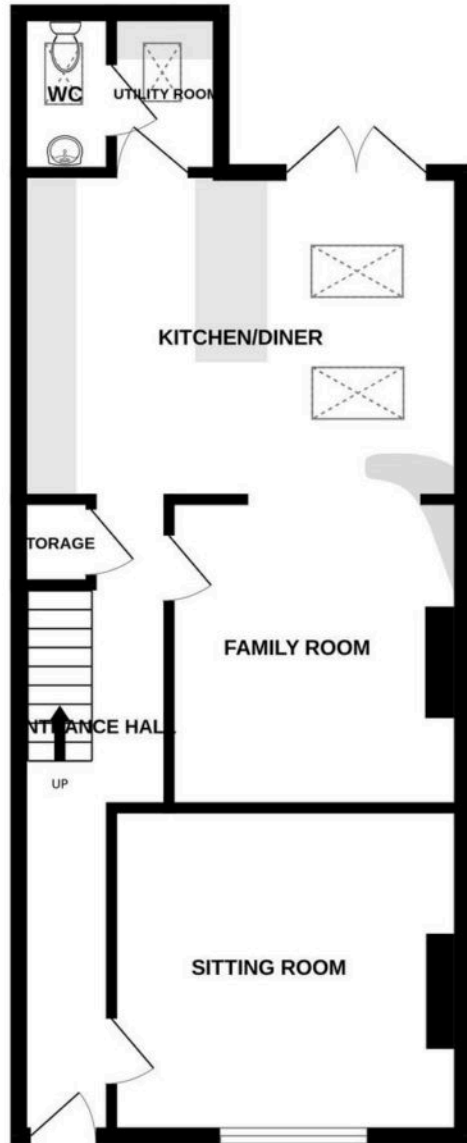
Double glazed casement window overlooking the rear garden, fitted carpet and a radiator.

Bathroom

8' 0" x 5' 9" (2.44m x 1.74m)

Panel bath with Lefroy Brooks shower over, tiled backing and glass screen, Royal Dalton hand wash basin with Lefroy Brooks taps, stripped wooden floorboards, low level Royal Dalton WC, double glazed sash window to the front aspect with shutters, Victorian towel radiator and an extractor fan.

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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