



49 Trinity Street, Norwich

£375,000 Freehold



websters.

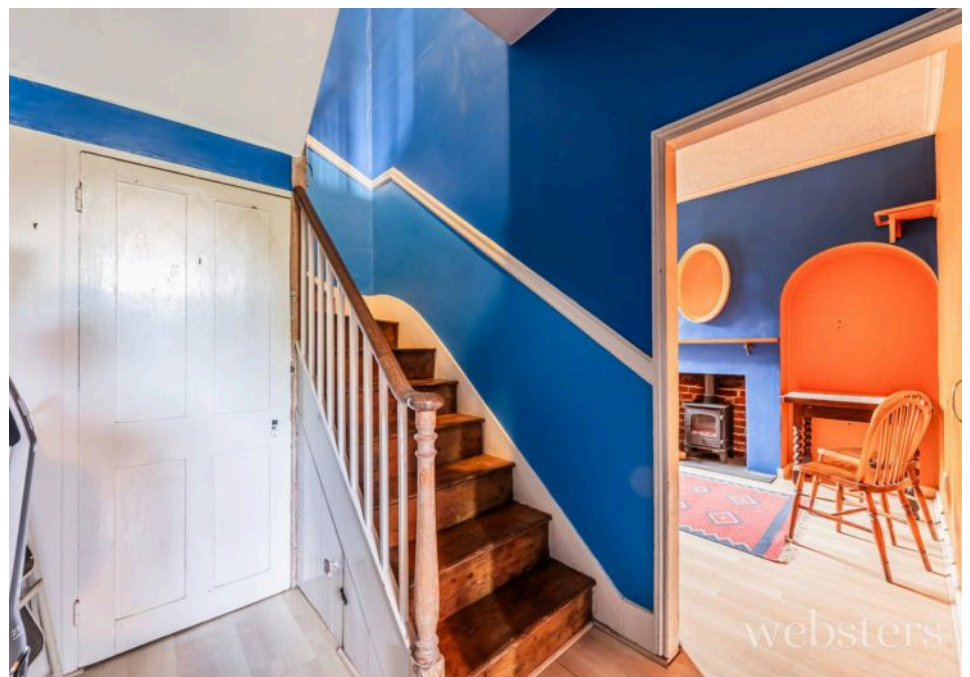
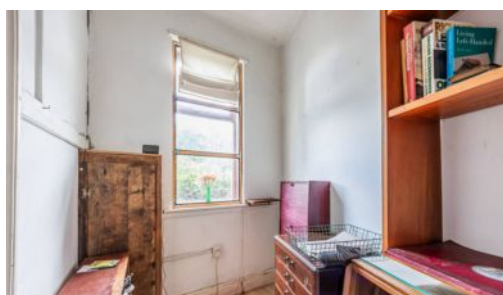
This light and spacious hall entrance Victorian home offers a classic charm and modern convenience, boasting three double bedrooms off the landing, two light reception rooms, and two bathrooms. The property benefits from a private rear garden, perfect for outdoor relaxation and entertaining. Situated in a highly sought-after location and being offered with no onward chain, this home presents a fantastic opportunity for families and professionals alike. Additional features include a lean-to and a study, providing versatile spaces for various needs.

Council Tax band: B

Tenure: Freehold



- Light And Spacious Hall Entrance Victorian Home
- Three Double Bedrooms Off Landing
- Two Light Reception Rooms
- Two Bathrooms
- Private Rear Garden
- No Onward Chain
- Highly Sought After Location
- Lean To And A Study



Entrance Hall

Part glazed front door, laminate flooring, access to sitting room, dining room and study, stairs leading to the first floor, under stairs storage cupboard and a radiator.

Study

11' 5" x 5' 6" (3.47m x 1.68m)

Laminate flooring, fitted storage and a casement window to the front aspect with secondary glazing.

Sitting Room

11' 1" x 13' 0" (3.38m x 3.95m)

Stripped and painted wooden flooring, feature iron fireplace with tiled hearth, cornicing, radiator and a casement window to the front aspect with secondary glazing.

Dining Room

10' 0" x 9' 9" (3.06m x 2.98m)

Wood burning stove set to slate hearth, laminate flooring, radiator, coving and a casement window to the lean to.

Kitchen

9' 2" x 11' 8" (2.80m x 3.56m)

Comprising a range of base units with oak work tops, free standing gas cooker, space for under counter fridge and freezer, space and plumbing for washing machine, sunken ceramic Butler sink with mixer tap, double glazed casement window to the lean to, wall mounted gas boiler, access to side passage, tiled flooring tiled splash back, part uPVC double glazed door to the rear garden.

Bathroom

5' 5" x 7' 1" (1.65m x 2.15m)

Large walk in shower with tiled backing, low set WC, pedestal hand wash basin, tiled walls, built in storage cupboard, tiled flooring, radiator and an obscure uPVC double glazed window to the rear aspect.

Lean To

11' 9" x 4' 5" (3.59m x 1.34m)

Polished and painted concrete flooring and uPVC double glazed French double doors to the rear garden.

Landing

Doors to three bedrooms and shower room, stripped and painted wooden flooring and a loft hatch.

Bedroom One

11' 1" x 12' 11" (3.37m x 3.93m)

Double bedroom with a uPVC double glazed window to the front aspect, stripped and painted wooden flooring, coving and a radiator.

Bedroom Two

11' 3" x 12' 7" (3.44m x 3.84m)

Double bedroom with a uPVC double glazed window to the front aspect, stripped and painted wooden flooring, radiator and coving.

Bedroom Three

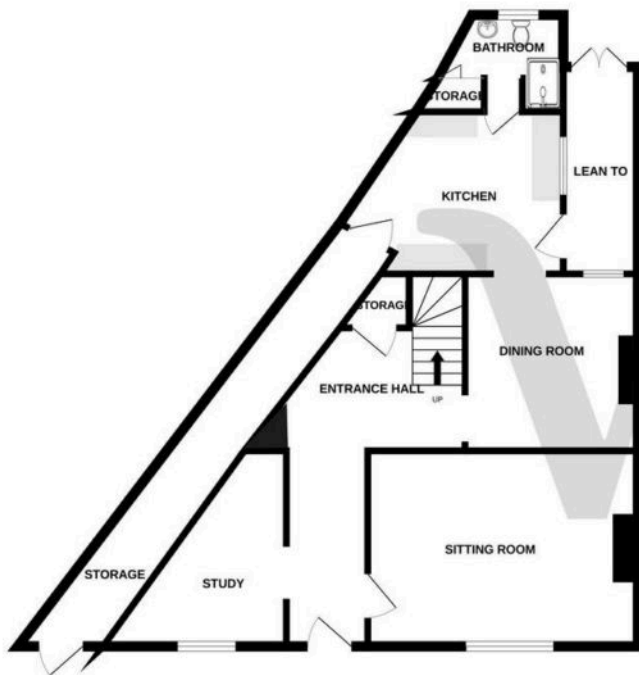
10' 1" x 9' 10" (3.08m x 3.00m)

Double bedroom with a uPVC double glazed window to the rear aspect, stripped and painted wooden flooring and a radiator.

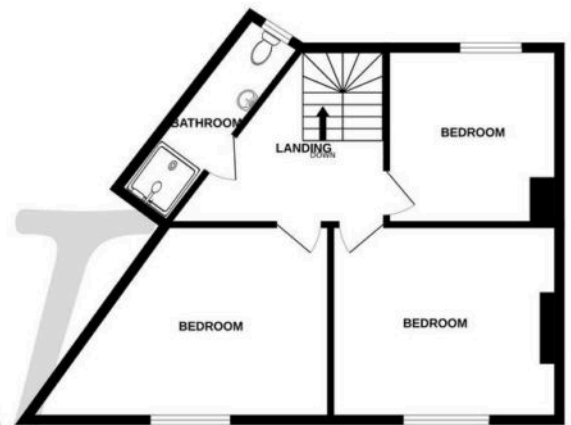
Shower Room

Corner shower with tiled backing, wall mounted hand wash basin, low set WC, obscure uPVC double glazed window to the rear aspect, laminate flooring, radiator, tiled walls and an extractor fan.

GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 sq.m.) approx.

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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