



**31 Old Palace Road, Norwich**

**£325,000 Freehold**



**websters.**



Websters Estate Agents are delighted to offer this immaculately presented and light semi-detached period home set only a short walk to Norwich city centre. The property comes with ample off street parking and a generous rear garden, including a home office and covered alfresco area. In brief, the property comprises; sitting room, dining room, kitchen / family room with utility area, family bathroom, two double bedrooms off landing and an upstairs cloakroom.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G



- Generously Extended And Well Presented Semi-Detached Period Home
- Two Double Bedrooms Off Landing
- Ample Off Street Parking
- Modern Family Bathroom
- Close To Norwich City Centre
- Upstairs Cloakroom
- Generous Landscaped Rear Garden With Home Office
- Three Reception Rooms, Including Modern Kitchen / Family Room



### **Entrance Hall**

Solid front door with fan light over, engineered oak flooring and an under stairs storage cupboard. Door to:

### **Sitting Room**

11' 5" x 13' 1" (3.48m x 3.98m)

Wood burning stove set to tiled hearth with oak mantle over, engineered oak flooring, uPVC double glazed window to the front aspect, radiator and door to:

### **Dining Room**

14' 6" x 11' 11" (4.42m x 3.63m)

Built in storage cupboard, door to stairs leading up to first floor, LVT flooring, sky light and a radiator. Double French doors to:

### **Kitchen / Family Room**

16' 10" x 11' 0" (5.14m x 3.35m)

Outstanding open plan space comprising a range of bespoke wall and base units with quartz work tops and breakfast bar, integrated double electric Neff ovens, integrated induction hob with extractor fan over, integrated fridge - freezer and dish washer, sunken one and a half bowl ceramic sink with mixer tap and hot water tap, modern radiator, two sky lights, aluminium bi-fold double glazed doors to the rear garden, LVT flooring and an obscure uPVC double glazed door to the lean to with side access to the front of the house. Opening to:

### **Utility Room**

Comprising a range of wall and base units with laminate work tops, space and plumbing for washing machine and tumble dryer, LVT flooring and door to:

### **Bathroom**

6' 6" x 6' 1" (1.97m x 1.85m)

Modernised suite comprising a large walk in shower with dual shower heads, high quality. tiled backing, drying area and a glass screen, low set WC and hand wash basin set to vanity, fitted storage, obscure uPVC double glazed window to the rear aspect, extractor fan, heated towel rail, sky light and LVT flooring.

### **Landing**

Doors to two bedrooms and cloakroom, uPVC double glazed window to the front aspect, radiator and floor laid to carpet.

### **Bedroom One**

14' 5" x 8' 2" (4.40m x 2.50m)

Double bedroom with two uPVC double glazed windows to the rear aspect, floor laid to carpet, loft hatch with pull down ladder and a radiator.

### **Bedroom Two**

12' 8" x 8' 10" (3.85m x 2.68m)

Double bedroom with a uPVC double glazed window to the front aspect, floor laid to carpet and a radiator.

### **Cloakroom**

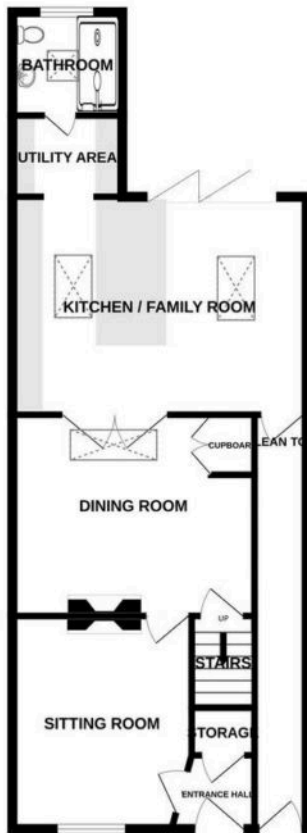
Low set WC, hand wash basin set to vanity, extractor fan, vinyl flooring and a heated towel rail.

### **Home Office**

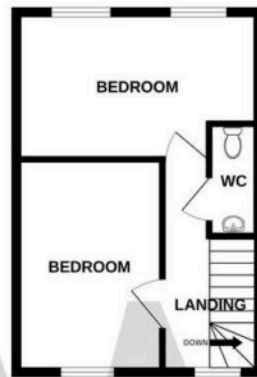
9' 8" x 7' 7" (2.94m x 2.32m)

Power and lighting, insulated with two casement windows to the rear and side aspects, part glazed door and a built in ethernet cable.

GROUND FLOOR



1ST FLOOR



HOME OFFICE



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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