



**44 Cambridge Street, Norwich**

£500,000 Freehold



**websters.**

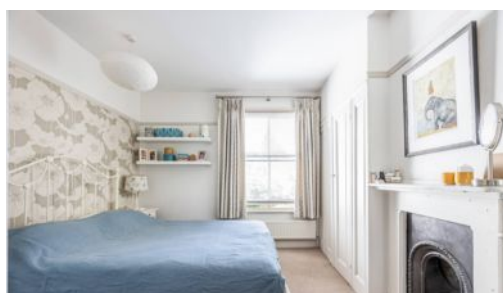


Presenting a beautifully presented semi-detached period home, this generously extended property exudes charm and sophistication in the highly sought-after Golden Triangle. Boasting four bright bedrooms, an extended kitchen/diner, as well as an open-plan sitting/family room, this residence offers ample living and entertaining space alike. With two contemporary bathrooms, convenience and comfort are at the forefront of this home.

Benefiting from no onward chain, this residence offers a rare opportunity for a smooth transition. The private rear garden provides a serene retreat, ideal for relaxation and outdoor enjoyment. Situated in a desirable neighbourhood, residents enjoy a vibrant community atmosphere with easy access to amenities and transport links. This property is a true gem that encapsulates modern living in a traditional setting.



- Well Presented And Generously Extended Semi-Detached Period Home
- Four Light Bedrooms
- No Onward Chain
- Private Rear Garden
- Extended Kitchen / Diner
- Highly Sought After Location
- Open Plan Sitting / Family Room
- Two Bathrooms



### **Entrance Hall**

Solid front door with stained glass fan light over, floor laid to carpet, picture rails, cornicing, ceiling rose, radiator, doors to sitting / family room and kitchen / diner, carpeted stairs to the first floor and an under stairs storage cupboard.

### **Sitting / Family Room**

24' 8" x 12' 11" (7.51m x 3.94m)

Open plan space with a sash window to the front aspect, feature fireplace with tiled hearth, iron and tiled inset and wooden surround, floor laid to carpet, glazed French double doors to the kitchen / diner, picture rails, two radiators, cornicing, ceiling rose and alcove storage.

### **Kitchen / Diner**

20' 5" x 16' 8" (6.22m x 5.07m)

Large open plan space comprising a range of wall and base units with oak work tops, free standing gas cooker, space and plumbing for washing machine and slim line dish washer, inset one and a half bowl ceramic sink with mixer tap and drainer, tiled flooring, two radiators, wood burning stove set to tiled hearth, built in storage cupboard, space for fridge - freezer, velux window, double glazed timber frame casement windows to the side aspect and double glazed French double doors to the rear garden.

### **First Floor Landing**

Doors to three bedrooms and bathroom, floor laid to carpet and carpeted stairs to the second floor.

### **Bedroom One**

13' 0" x 11' 6" (3.96m x 3.50m)

Double bedroom with two built in wardrobes, floor laid to carpet, radiator, picture rails and a sash window to the rear aspect.

### **Bedroom Two**

11' 3" x 10' 7" (3.42m x 3.22m)

Double bedroom with a built in wardrobe, feature iron fireplace with wooden surround, floor laid to carpet, picture rails, radiator and a sash window to the front aspect.

### **Bedroom Three / Study**

12' 4" x 5' 6" (3.75m x 1.68m)

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

### **Bathroom**

9' 11" x 9' 7" (3.01m x 2.92m)

Large walk in shower with dual shower heads, drying area, glass screen and tiled backing, low set WC, hand wash basin set to vanity with tiled splash back, extractor fan, stripped and painted wooden flooring, uPVC double glazed window to the rear aspect, radiator, fitted storage and an airing cupboard housing gas boiler.

### **Second Floor Landing**

Floor laid to carpet, uPVC double glazed window to the rear aspect and doors to fourth bedroom and shower room.

### **Bedroom Four**

18' 1" x 9' 7" (5.50m x 2.92m)

Double bedroom with a uPVC double glazed window to the rear aspect, hard wood flooring, velux window, eaves storage and a radiator.

### **Shower Room**

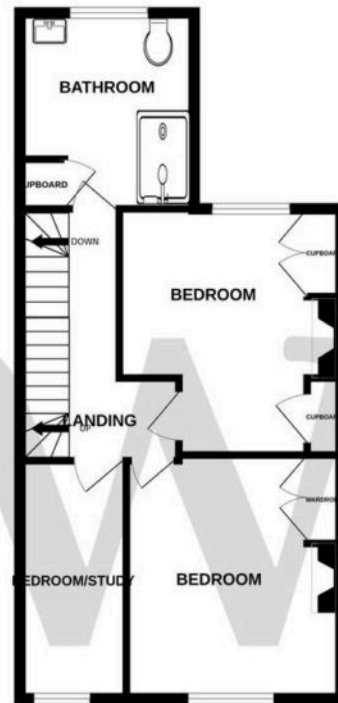
6' 5" x 5' 5" (1.96m x 1.66m)

Corner shower with tiled backing and glass frame, low set WC, pedestal hand wash basin with tiled splash back, tiled flooring, velux window, heated towel rail and an extractor fan.

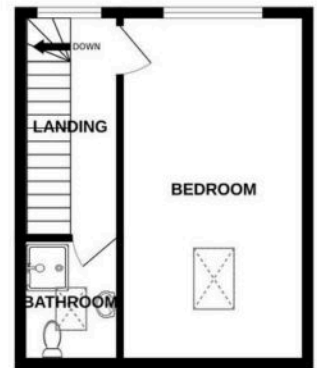
GROUND FLOOR



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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