



**354 Unthank Road, Norwich**

**£300,000 Freehold**



**websters.**



This beautifully modernised bay-fronted Victorian terrace blends timeless charm with contemporary style, in an idyllic city-centre location. This characterful home features two double bedrooms, a bright, airy bathroom, and two light-filled reception rooms, offering flexible and comfortable living for professionals or a small family. The larger-than-average modern kitchen provides ample space for cooking and dining, making it ideal for both everyday living and entertaining. Outside, a generous south-east facing garden offers a peaceful retreat for relaxation or social gatherings.

Rich in period features throughout, the property retains its historical elegance while offering all the benefits of modern comfort. Situated in a highly sought-after location, it combines style, functionality, and convenience - making it a truly desirable home.



- Beautifully Modernised Bay Fronted Victorian Terrace
- Two Double Bedrooms
- Light Bathroom
- Larger Than Average Modern Kitchen
- Generous South East Facing Rear Garden
- Highly Sought After Location
- Two Light Reception Rooms
- Several Period Features Throughout



**Sitting Room**

14' 1" x 11' 8" (4.29m x 3.56m)

Composite front door with fan light over, bay fronted uPVC double glazed windows to the front aspect, floor laid to carpet, cornicing, ceiling rose, cast iron radiator and an open fireplace with tiled hearth, iron inset and wooden surround.

**Dining Room**

11' 4" x 11' 8" (3.46m x 3.56m)

UPVC double glazed window to the rear aspect, under stairs storage cupboard, cast iron radiator, LVT flooring and a radiator.

**Kitchen**

15' 11" x 6' 3" (4.86m x 1.91m)

Generous and modernised kitchen comprising a range of wall and base units with laminate work tops, integrated electric oven with gas hob and extractor hood over, space for fridge – freezer, space and plumbing for dish washer and washing machine, inset one and a half bowl stainless steel sink with mixer tap and drainer, tiled splash back, two uPVC double glazed windows to the rear and side aspects, tiled flooring, cast iron radiator, wall mounted gas boiler, coving and solid timber frame door to the rear garden.

**Bedroom One**

11' 6" x 11' 7" (3.51m x 3.53m)

Double bedroom with a feature iron fireplace, uPVC double glazed window to the front aspect, built in storage cupboard with loft access, cast iron radiator, floor laid to carpet, coving and a ceiling rose.

**Bedroom Two**

11' 6" x 11' 8" (3.50m x 3.55m)

Double bedroom with a uPVC double glazed window to the rear aspect, stripped wooden flooring, coving, cast iron radiator, ceiling rose and a feature iron fireplace.

**Bathroom**

9' 1" x 6' 3" (2.77m x 1.90m)

Panel bath with shower over, tiled backing and glass screen, low set WC, hand wash basin set to vanity with tiled splash back, cast iron radiator, obscure uPVC double glazed window to the rear aspect, heated towel rail, extractor fan and coving.

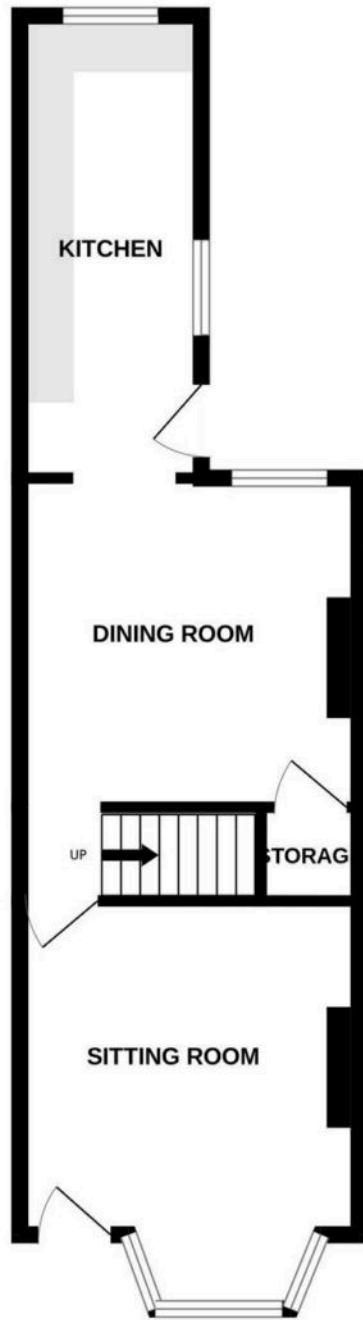
Council Tax band: B

Tenure: Freehold

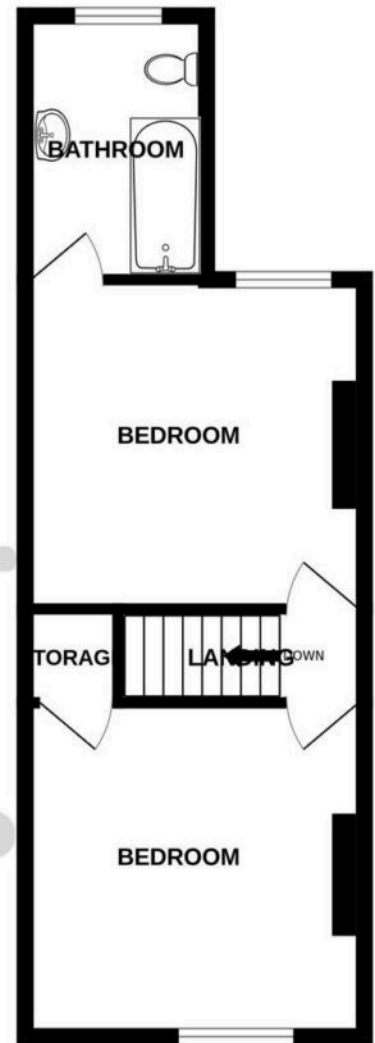
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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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