



55 Connaught Road, Norwich

£425,000 Freehold



websters.

This light and spacious Victorian terrace offers a warm welcome in the sought-after Golden Triangle. With three double bedrooms off the landing, a family bathroom, and a ground floor cloakroom, it provides comfortable, versatile living – plus a fourth bedroom or study to suit your lifestyle. Sold with no onward chain.

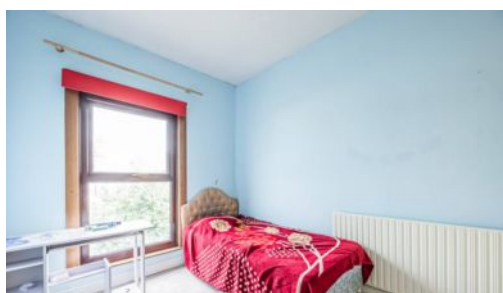
Entertain in two generous reception rooms or relax in the bright conservatory. The kitchen and bathroom blend functionality with style, while the large south-facing garden offers a peaceful retreat, complete with a handy home office. A perfect mix of character and modern convenience awaits.

Council Tax band: C

Tenure: Freehold



- Light and Spacious Hall Entrance and Over Passage Victorian Terrace
- Three Double Bedrooms Off Landing
- Family Bathroom and Ground Floor Cloakroom
- Fourth Bedroom / Study
- No Onward Chain
- Highly Sought After Golden Triangle Location
- Large South Facing Rear Garden with Home Office
- Two Generous Reception Rooms along with a Light Conservatory



Entrance Hall

UPVC front door with fan light over, floor laid to carpet, doors to sitting room, dining room and kitchen, carpeted stairs to the first floor, under stairs storage cupboard, cornicing, corbel arch, picture rails and a radiator.

Sitting Room

13' 0" x 11' 9" (3.95m x 3.57m)

Open fireplace with stone hearth, iron and tiled inset and wooden surround, stripped wooden flooring, picture rails, cornicing, uPVC double glazed window to the front aspect, radiator.

Dining / Family Room

10' 9" x 10' 0" (3.27m x 3.06m)

Open fireplace recess, stripped wooden flooring, radiator and uPVC double glazed door to the conservatory.

Kitchen

15' 4" x 7' 11" (4.67m x 2.41m)

Comprising a range of wall and base units with laminate work tops, integrated double electric oven, integrated gas hob with extractor fan over, inset ceramic sink with mixer tap and drainer, tiled splash back, storage cupboard housing gas boiler, two uPVC double glazed windows to the side aspect, tiled flooring, space and plumbing for dish washer, radiator and coving.

Rear Lobby

Space and plumbing for washing machine, floor laid to carpet and doors to bedroom four / study and cloakroom.

Cloakroom

Low set WC, pedestal hand wash basin with tiled splash back, floor laid to carpet and an obscure uPVC double glazed window to the side aspect.

Bedroom Four / Study

11' 9" x 7' 5" (3.57m x 2.26m)

Generous bedroom with a uPVC double glazed window to the rear aspect, floor laid to carpet, coving and a radiator.

Conservatory

7' 5" x 9' 9" (2.26m x 2.96m)

UPVC double glazed frame with uPVC double glazed double French doors to the rear garden, electric storage heater, access to side passage via uPVC door and floor laid to carpet.

Landing

Doors to three bedrooms and bathroom, floor laid to carpet and loft hatch.

Bedroom One

12' 7" x 10' 8" (3.83m x 3.25m)

Double bedroom with large built in wardrobe, uPVC double glazed window to the rear aspect, floor laid to carpet and a radiator.

Bedroom Two

12' 11" x 9' 11" (3.94m x 3.01m)

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

Bedroom Three

10' 2" x 8' 2" (3.10m x 2.48m)

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

Bathroom

7' 6" x 8' 0" (2.29m x 2.44m)

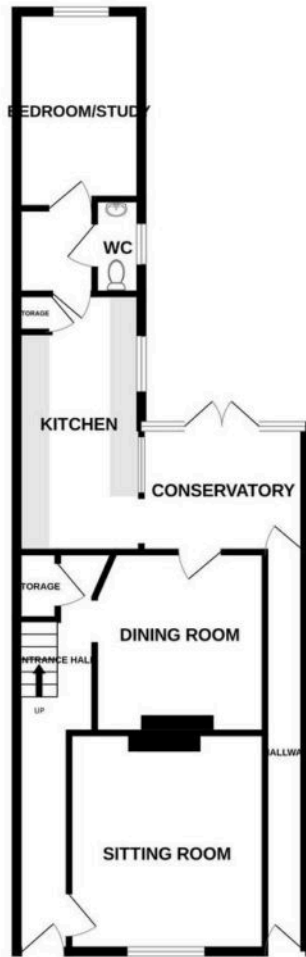
Panel bath with shower over and tiled backing, low set WC, hand wash basin and bidet all set to vanity with tiled splash back, heated towel rail, extractor fan, built in storage cupboard, tiled flooring and an obscure uPVC double glazed window to the rear aspect.

Home Office

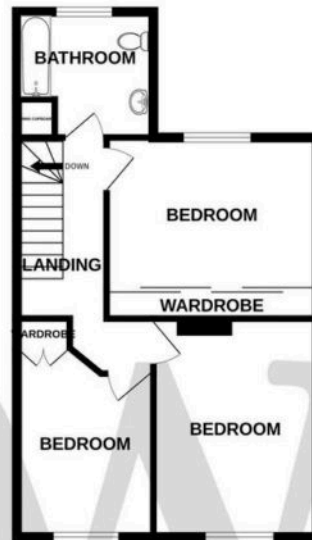
9' 9" x 11' 5" (2.97m x 3.48m)

Situated in the rear garden with power and lighting with part double glazed French double doors into the rear garden and a sealed unit window to the front aspect.

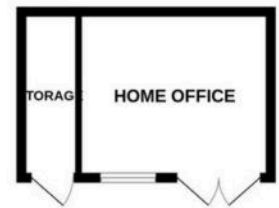
GROUND FLOOR



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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