



7 Cambridge Street, Norwich

In Excess of £875,000

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## 7 Cambridge Street

Norwich, Norwich

Nestled in the highly coveted Golden Triangle, this outstanding four-storey hall entrance period home boasts luxurious living spaces and exceptional features. The property showcases a total of five double bedrooms spread across its levels, providing ample space for the whole family.

The lower ground floor annexe, which has its own front door, offers a versatile living arrangement, complete with an open-plan lounge/kitchen, a cloakroom, a double bedroom, and an en-suite bathroom.

Entertaining is made easy with the property's open-plan sitting/dining room, situated on the ground floor, complemented by an additional sunroom for relaxation. There is also a kitchen/breakfast room opens on to the spacious south-facing rear garden.

The accommodation further includes a family bathroom, large shower room and a cloakroom, on the ground floor, for added convenience. This property embodies sophistication and elegance, providing a rare opportunity to live in style in one of the most sought-after areas of the city.



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### Entrance Hall

Solid front door with fan light over, built in storage cupboard, carpeted stairs to the first floor, floor laid to carpet, cast iron radiator, cornicing and doors to sitting room, lower ground floor annexe, cloakroom and kitchen / breakfast room.

### Cloakroom

Low set WC, corner wall mounted hand wash basin with splash back and tiled flooring.

### Kitchen / Breakfast Room

Comprising a range of wall and base units with laminate work tops, free standing electric cooker with gas hob and extractor fan over, space and plumbing for washing machine, tumble dryer and dish washer, radiator, wooden flooring, radiator, inset one and a half bowl stainless steel sink with mixer tap and drainer, picture rails, cornicing, glazed French double doors to the rear garden with side windows and space for fridge - freezer.

### Sitting / Dining Room

Outstanding open plan space with an array of ornate features, including bay fronted sash windows to the front aspect with secondary glazing, original open fireplace with marble surround, tiled hearth and iron and tiled inset, three radiators, picture rails, decorative ceiling, floor laid to carpet and French double doors to a sun room.

### Sun Room

Engineered oak flooring, double glazed French double doors to the rear garden, double glazed timber frame sash windows to the side and rear aspects, radiator and a built in storage cupboard.







### **First Floor Landing**

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

### **Bedroom One**

Large double bedroom, bay fronted sash windows to the front aspect with secondary glazing and window seat, two built in wardrobes, picture rails, floor laid to carpet, cornicing and a radiator.

### **Bedroom Two**

Double bedroom with a sash window to the rear aspect, built in storage cupboard, floor laid to carpet and a radiator.

### **Bedroom Three**

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

### **Bathroom**

Modernised space with a large walk in shower with dual shower heads, splash back, drying area and a glass screen, low set WC, pedestal hand wash basin with tiled splash back, heated towel rail, radiator, two sash windows to the front aspect with secondary glazing, tiled flooring, extractor fan and part tiled walls.

### **Second Floor Landing**

Doors to further bedrooms, breakfast / arts & crafts room and bathroom, floor laid to carpet and a large skylight.

### **Bedroom Four**

Large double bedroom with bay fronted sash windows to the front aspect with secondary glazing, feature iron fireplace, floor laid to carpet, picture rails and a radiator.





### **Bedroom Five**

Double bedroom with a casement window to the rear aspect, floor laid to carpet, feature fireplace with tiled hearth and wooden surround.

### **Craft Room**

Comprising a range of base units with laminate work tops, space for fridge – freezer, inset stainless steel sink with mixer tap and drainer, tiled splash back, radiator, laminate flooring and a casement window to the rear aspect.

### **Bathroom**

Panel bath with shower attachment and tiled backing, low set WC, pedestal hand wash basin with tiled splash back, laminate flooring, extractor fan and a heated towel rail.

### **Lower Ground Floor Entrance Hall**

Part obscure glazed front door, laminate flooring and floor laid to carpet, two built in storage cupboards, doors to lounge / kitchen, bedroom and cloakroom, carpeted stairs to the ground floor.

### **Cloakroom**

Low set WC, corner wall mounted hand wash basin with tiled splash back and tiled walls and flooring.

### **Lounge / Kitchen**

Open plan space comprising a range of wall and base units with laminate work tops, original feature iron cooker with wooden surround, bay fronted sash windows to the front aspect, floor laid to carpet and tiled flooring, two radiators, built in storage, free standing gas cooker with gas hob and extractor fan over, space and plumbing for washing machine, inset stainless steel sink with drainer, tiled splash back, space and plumbing for washing machine and tumble dryer, space for fridge – freezer, obscure sash window to the rear lobby and original glazed door to the rear lobby.



**Rear Lobby**

Stairs leading up to the ground floor and rear garden and space for a freezer.

**Bedroom Six**

Double bedroom with floor laid to carpet, obscure casement window to the rear lobby and a radiator.

**Bathroom**

Corner shower with tiled backing and double sliding doors, hand wash basin set to vanity with tiled splash back, tiled walls and flooring, extractor fan and heated towel rail.

**Garden**

Generous and private rear garden laid to patio and lawn with mature shrub and tree borders along with a generous shed storage space and rear gated access with steps down to York Street. There is also a door to the lower ground floor. To the front are steps leading up to the ground floor with further steps down to the lower ground floor entrance.

**Agents Note**

There is the opportunity to purchase two parking spaces situated close to the property in a separate negotiation. Please speak to the agent for further information.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

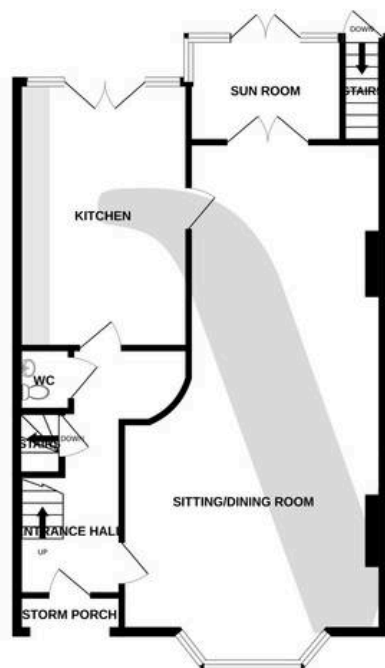




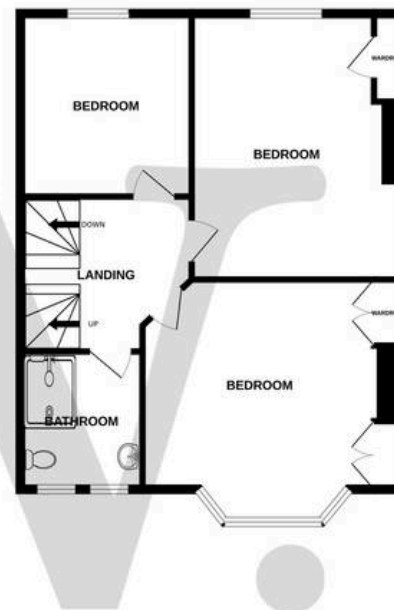
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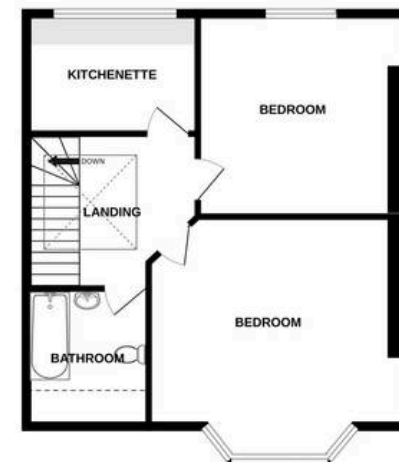
GROUND FLOOR



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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