

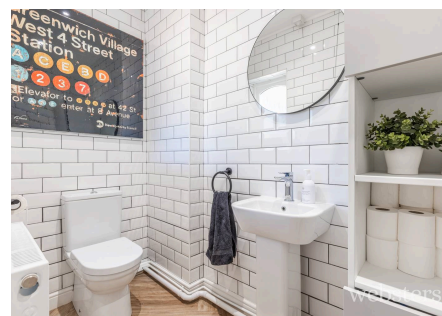
32 York Street, Norwich
£550,000 Freehold



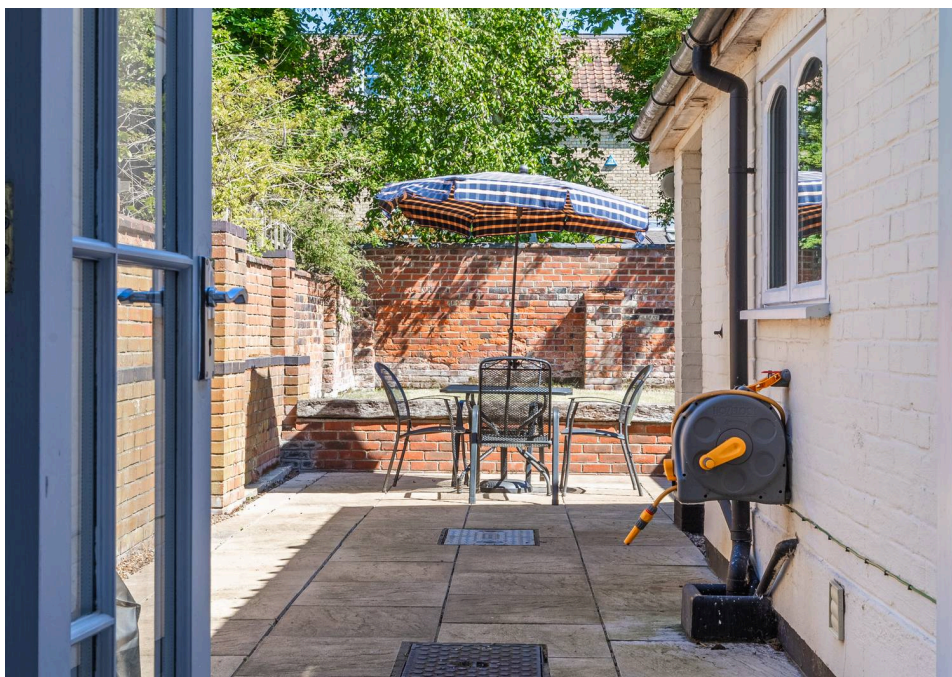
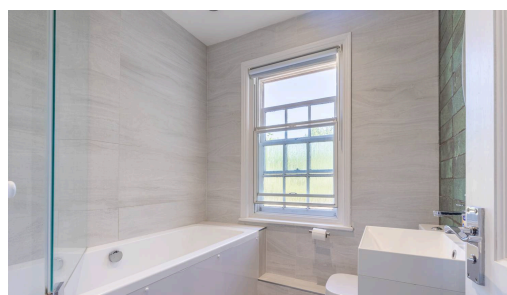
websters.

Immaculately presented and spacious, this hall entrance period home in the highly sought after Golden Triangle location offers a perfect blend of charm and modernity. Boasting four bedrooms, a modernised family bathroom, and a separate cloakroom, this property provides ample space for comfortable living.

The open plan sitting / dining room is ideal for entertaining guests, while the beautifully appointed kitchen is a chef's delight. Additionally, the private and generous rear garden provides a peaceful sanctuary, complemented by off-street parking for convenience.



- Immaculately Presented And Spacious Hall Entrance Period Home
- Four Bedrooms
- Private And Generous Rear Garden
- Off Street Parking
- Open Plan Sitting / Dining Room
- Beautifully Appointed Kitchen
- Highly Sought After Golden Triangle Location
- Modernised And Beautifully Presented Kitchen



Entrance Hall

Part obscure glazed front door with fan light over, floor laid to carpet, radiator, built in storage cupboard, cornicing, corbel arch, carpeted stairs to the first floor and doors to the sitting room, dining room and kitchen.

Sitting / Dining Room

24' 7" x 12' 8" (7.50m x 3.85m)

Open plan space with a large sash window to the front aspect with secondary glazing, French double doors to the rear garden, floor laid to carpet, cornicing, two radiators and two ceiling roses.

Kitchen

14' 11" x 9' 9" (4.54m x 2.98m)

Newly appointed space comprising a range of wall and base units with Quartz work tops and breakfast bar, integrated electric oven, integrated induction hob with extractor fan over, sunken ceramic Butler sink with mixer tap, integrated dish washer, washing machine and fridge - freezer, high quality LVT Herringbone flooring, two double glazed casement windows to the side aspect and a modern radiator.

Rear Lobby

Storage cupboard housing gas boiler, further door to cloakroom, high quality LVT Herringbone flooring and a double glazed door to the rear garden.

Cloakroom

Low set WC, pedestal hand wash basin, tiled walls, high quality LVT Herringbone flooring, extractor fan, radiator and an obscure casement window to the side aspect.

Landing

Doors to four bedrooms and bathroom and floor laid to carpet.

Bedroom One

11' 5" x 10' 7" (3.48m x 3.22m)

Double bedroom with a fitted wardrobe, sash window to the front aspect with secondary glazing, floor laid to carpet and a radiator.

Bedroom Two

8' 6" x 9' 9" (2.59m x 2.97m)

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

Bedroom Three

8' 9" x 5' 9" (2.67m x 1.75m)

Sash window to the front aspect with secondary glazing, floor laid to carpet and a radiator.

Bathroom

6' 2" x 6' 6" (1.88m x 1.97m)

Modernised space comprising a panel bath with rain shower over, further shower attachment, tiled backing and glass screen, low set WC, hand wash basin set to vanity with tiled splash back, high quality tiled walls and tiled flooring, part obscure sash window to the rear aspect with secondary glazing, tall radiator and an extractor fan.

Bedroom Four

11' 7" x 15' 10" (3.53m x 4.82m)

Double bedroom with two velux windows, radiator, eaves storage and floor laid to carpet.

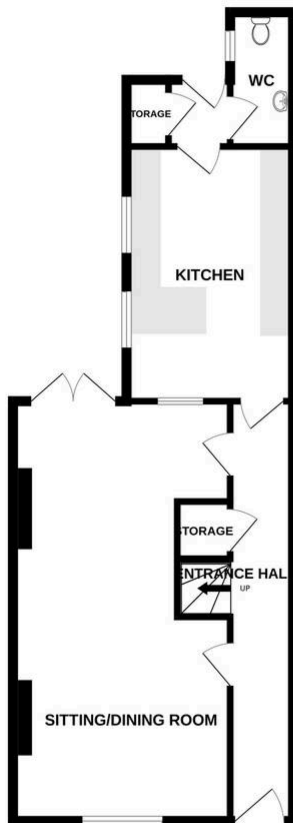
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

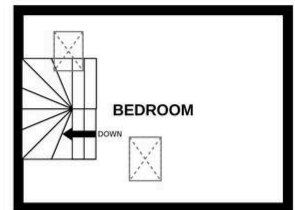
GROUND FLOOR



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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