



7 Cricket Ground Road, Norwich

£250,000 Freehold



websters.

Presenting this impressive Victorian terrace property boasting a larger-than-average layout and an enviable location near Norwich City Centre. Upon entry, the spacious interior unfolds to reveal two generously proportioned double bedrooms alongside a versatile third bedroom or study. The modern and well-equipped kitchen offers ample space for culinary creativity, complemented by a family bathroom for added convenience.

This delightful abode features two large reception rooms, ideal for various living arrangements, along a further shower room. With its enticing blend of classic charm and contemporary comforts, this residence promises a comfortable and stylish living experience.

Enjoy the epitome of urban living in this distinguished property, offering a superb fusion of space, convenience, and modern design. Ideal for those seeking a residence in a prime city location, this home presents a rare



- Larger Than Average Victorian Terrace
- Two Generous Double Bedrooms
- Third Bedroom / Study
- Close To Norwich City Centre
- Modern And Generous Kitchen
- Family Bathroom
- South Facing Rear Garden
- Two Large Reception Rooms
- Two Bathrooms



Porch

Part obscure glazed front door with side window, obscure sealed unit window to the side aspect and solid wooden flooring.

Sitting Room

10' 0" x 13' 4" (3.06m x 4.07m)

UPVC double glazed window to the front aspect, floor laid to carpet and a radiator.

Dining Room

12' 0" x 13' 4" (3.65m x 4.06m)

Under stairs storage recess currently set up as a study nook, uPVC double glazed window to the rear aspect, radiator, laminate flooring and coving.

Kitchen

17' 11" x 7' 1" (5.47m x 2.16m)

Larger than average modernised space comprising a range of wall and base units with laminate work tops, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine and dish washer, inset ceramic sink with mixer tap, tiled splash back, two uPVC double glazed windows to the side aspect, radiator, space for fridge - freezer and Karndean flooring.

Rear Lobby

Part double glazed uPVC door to the rear garden, laminate flooring and door to shower room.

Shower Room

7' 1" x 7' 2" (2.17m x 2.18m)

In need of modernising, shower recess with tiled backing, low set WC, pedestal hand wash basin with tiled splash back, laminate flooring, wall mounted gas boiler and an obscure uPVC double glazed window to the rear aspect.

Bedroom One

12' 0" x 13' 3" (3.65m x 4.05m)

Large double bedroom with fitted wardrobes, floor laid to carpet, radiator and a uPVC double glazed window to the rear aspect.

Bedroom Two

10' 1" x 13' 2" (3.07m x 4.02m)

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

Bedroom Three / Study

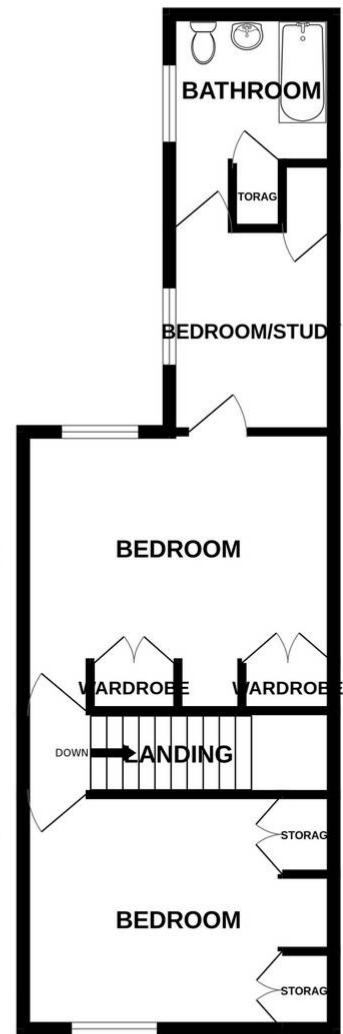
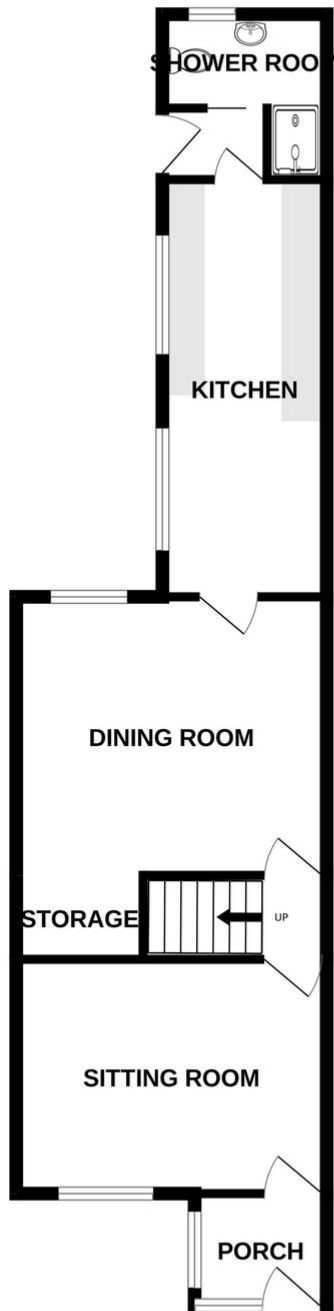
8' 9" x 7' 1" (2.67m x 2.17m)

UPVC double glazed window to the side aspect, built in storage cupboard, floor laid to carpet and a radiator.

Bathroom

9' 2" x 7' 1" (2.80m x 2.17m)

Panel bath with shower over, tiled backing and glass screen, low set WC, pedestal hand wash basin with tiled splash back, laminate flooring, obscure uPVC double glazed window to the side aspect, built in storage cupboard and a radiator.



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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