



22 Wood Street, Norwich

Guide Price £565,000

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Norwich, Norwich

Presenting an immaculately extended hall entrance Victorian terrace, this property in Norwich city centre exudes charm and elegance. Boasting three double bedrooms located off the landing, this home offers ample space for comfortable living. Nestled within a quiet cul-de-sac, tranquillity meets convenience in this coveted location. The beautifully presented kitchen/diner extension is a focal point, offering a stylish and functional space for culinary creations and dining experiences. With two modern bathrooms ensuring practicality and comfort, the property also features a utility room for added convenience. The generous sitting/dining room provides a welcoming ambience for relaxation and entertaining. Outside, the landscaped west-facing rear garden offers a private retreat for enjoying outdoor moments. This residence harmoniously combines period features with contemporary comforts, presenting a unique opportunity for discerning buyers seeking a character-filled home in a prime city centre setting. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Immaculately Presented And Generously Extended Hall Entrance Victorian Terrace
- Three Double Bedrooms Off Landing
- Cul-De-Sac Location In Norwich City Centre
- Beautifully Presented Kitchen / Diner Extension



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Entrance Hall

Part obscure glazed front door with fan light over, two cast iron radiator, corbel arch, stripped wooden flooring, cornicing, carpeted stairs to the first floor and doors to sitting / family room, shower room and kitchen / diner.

Sitting / Family Room

29' 11" x 11' 9" (9.11m x 3.58m)

Outstanding open plan space comprising a newly installed wood burner set to a stone hearth with wooden surround, spacious study nook with glass roof, newly refurbished double glazed timber frame box bay fronted windows to the front aspect, alcove storage, well appointed fitted bookshelves, picture rails, cornicing, three cast iron radiators, two ceiling roses and stripped wooden flooring.

Shower Room

7' 5" x 5' 5" (2.25m x 1.65m)

Newly installed room set to an outstanding finish with wall mounted shower unit with storage recess and tiled backing, low set WC, ornate hand wash basin set to vanity with tiled splash back, marble tiled flooring with wet heating system underneath, part tiled walls, extractor fan and a heated towel rail.



Kitchen / Diner

17' 0" x 14' 6" (5.19m x 4.42m)

Designed by Hudson Architects, this ornate kitchen / diner comprises a range of bespoke solid walnut wall and base units with Quartzite marble work tops and separate island, integrated double Miele oven, integrated induction hob with built in extractor fan, integrated dish washer, sunken one and a half bowl ceramic Butler sink with mixer tap, integrated fridge - freezer, Quooker boiling water tank, polished concrete flooring with wet underfloor heating, large double glazed aluminium door to the rear garden, further double glazed aluminium window to the rear aspect, fitted storage units, electric velux windows and access to the utility room.

Utility Room

8' 10" x 4' 6" (2.69m x 1.38m)



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GARDEN

An immaculately presented landscaped rear garden laid to large patio slabs along with a stone shingle area and a mature lawned space. There is also a large garden room / shed with power, lighting and internet connection along with rear gated access and a range of mature shrub borders. To the front is a newly built brick wall with wrought iron railings and gate with a newly built tiled pathway leading to the storm porch by the front door.





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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