



13 Grange Road, Norwich

£495,000 Freehold



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This beautifully presented and spacious three storey Victorian home offers an exceptional standard of living in the highly sought after Golden Triangle location. The property features four light and well proportioned bedrooms, providing ample space for families or those seeking flexible accommodation. A modern family bathroom, a stylish ensuite, and a separate cloakroom ensure convenience and comfort for residents and guests alike.

The ground floor boasts two generous reception rooms, ideal for entertaining or relaxing with family. Period features blend seamlessly with contemporary finishes, creating a welcoming and elegant atmosphere throughout. The open plan kitchen and diner is thoughtfully designed, offering both practicality and style for every-day living and social occasions.

Attention to detail is evident in every aspect of the property, from the



- Beautifully Presented And Spacious Three Storey Victorian Home
- Four Light Bedrooms
- Family Bathroom, Ensuite And Separate Cloakroom
- Two Generous Reception Rooms
- Highly Sought After Golden Triangle Location
- Private Rear Garden
- Open Plan Kitchen / Diner



Entrance Hall

Part obscure glazed front door with fan light over, LVT flooring, cast iron radiator, picture rails, cornicing, carpeted stairs to the first floor, under stairs storage cupboard and doors to sitting room, family room, cloakroom and kitchen / diner.

Sitting Room

14' 5" x 12' 5" (4.39m x 3.78m)

Open fireplace with tied hearth, iron and tiled inset and wooden surround, picture rails, cornicing, stripped wooden flooring, box bay fronted double glazed timber frame sash windows to the front aspect with shutters and a radiator.

Family Room

12' 3" x 10' 6" (3.74m x 3.19m)

Double glazed timber frame French double doors to the rear garden with fan light over, open fireplace with tiled hearth and wooden surround, LVT flooring, picture rails, cornicing and a radiator.

Cloakroom

Low set WC, hand wash basin set to vanity and tiled flooring.

Kitchen / Diner

17' 9" x 9' 1" (5.41m x 2.78m)

Modern open plan space comprising a range of wall and base units with oak work tops, sunken ceramic Butler sink with mixer tap, free standing gas range cooker with extractor hood over, tiled flooring, double glazed timber frame casement window to the side aspect, double glazed timber frame sash window to the side aspect, aluminium double glazed bi-fold doors to the rear garden, space for fridge - freezer, space and plumbing for washing machine (free standing Bosch machine available by separate negotiation) and tumble dryer, tiled splash back and integrated Bosch dish washer.

Landing

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

Bedroom One

12' 0" x 16' 1" (3.65m x 4.90m)

Large double bedroom with stripped wooden flooring, two double glazed timber frame sash windows to the front aspect with shutters, feature iron fireplace, two radiators and picture rails.

Bedroom Two

12' 3" x 10' 6" (3.74m x 3.20m)

Double bedroom with a double glazed timber frame sash window to the rear aspect, floor laid to carpet and a radiator.

Bedroom Three

8' 10" x 9' 11" (2.70m x 3.03m)

Generous bedroom with a double glazed timber frame sash window to the rear aspect, airing cupboard housing gas boiler, floor laid to carpet and a radiator.

Bathroom

8' 0" x 6' 5" (2.43m x 1.95m)

Panel bath with shower over, ornate tiled backing and glass screen, low set WC, pedestal hand wash basin with tiled splash back, stripped and painted wooden flooring, double glazed frosted timber frame sash window to the side aspect, heated towel rail and cornicing.

Second Floor Landing

Door to bedroom four, uPVC double glazed window to the rear aspect, large built in storage cupboard and floor laid to carpet.

Bedroom Four

15' 1" x 13' 1" (4.59m x 4.00m)

Double bedroom with five Velux windows, built in storage cupboards, floor laid to carpet and a radiator.

Ensuite

10' 4" x 8' 7" (3.15m x 2.61m)

Enclosed shower with dual shower heads, tiled backing and glass door, low set WC, hand wash basin set to vanity with tiled splash back, Velux window, heated towel rail, extractor fan and laminate flooring.

Agents Note

The property's wooden sash windows have all been repaired or replaced by Sash Window Preservation (with guarantee). There is a Hive heating system with individually controlled radiators and a Ring alarm system.



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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