



10 Alexandra Road, Norwich

£375,000 Freehold



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This light and spacious hall entrance period home is situated in the highly sought after Golden Triangle area of Norwich and offers a blend of character features and modern comforts. The property boasts two generous reception rooms, ideal for both relaxing and entertaining, and a spacious kitchen / breakfast room that provides ample space for family dining. There are two double bedrooms off the landing, each offering comfortable accommodation and plenty of natural light. The well-appointed family bathroom is conveniently located to serve both bedrooms. Additional features include a practical utility area with a WC, adding convenience to every-day living. With well-proportioned rooms and an inviting atmosphere throughout, this charming home is perfect for those seeking a stylish and comfortable residence in a desirable neighbourhood. The property's thoughtful layout and period details combine to create a welcoming environment that is sure to appeal to a range of buyers. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.



- › Light And Spacious Hall Entrance Period Home
- › Two Double Bedrooms Off Landing
- › Family Bathroom
- › Highly Sought After Location
- › Private Rear Garden
- › Two Generous Reception Rooms
- › Spacious Kitchen / Breakfast Room
- › Utility Area / WC



Entrance Hall

Solid front door with fan light over, stripped wooden flooring, radiator, picture rails, carpeted stairs to the first floor and under stairs storage cupboard.

Sitting Room

11' 7" x 12' 4" (3.53m x 3.76m)

uPVC double glazed sash window to the front aspect, stripped wooden flooring, picture rails, radiator feature fireplace with stone hearth, iron inset and marble surround and cornicing.

Dining Room

11' 7" x 10' 2" (3.53m x 3.10m)

Fireplace recess with wooden surround and tiled hearth, uPVC double glazed French double doors to the rear garden, stripped wooden flooring, radiator, picture rails.

Kitchen / Breakfast Room

20' 1" x 7' 3" (6.12m x 2.21m)

Generous open plan space comprising a range of wall and base units with laminate work tops, integrated double electric oven, integrated gas hob with extractor hood over, integrated dish washer and fridge - freezer, inset ceramic sink with mixer tap, tiled splash back, wall mounted gas boiler, three uPVC double glazed windows to the side aspect, uPVC double glazed door to the rear garden, radiator and tiled flooring.

WC / Utility Area

5' 10" x 7' 1" (1.79m x 2.17m)

Low set WC, pedestal hand wash basin with tiled splash back, laminate work tops, space and plumbing for washing machine, tiled splash back, uPVC double glazed window to the side aspect, high quality tiled flooring and a heated towel rail.

Landing

Doors to two bedrooms and bathroom, floor laid to carpet, loft hatch and picture rails.

Bedroom One

16' 1" x 11' 7" (4.90m x 3.52m)

Large double bedroom with two uPVC double glazed sash windows to the front aspect, floor laid to carpet, picture rails, radiator and a feature iron fireplace with wooden surround.

Bedroom Two

11' 8" x 10' 2" (3.56m x 3.09m)

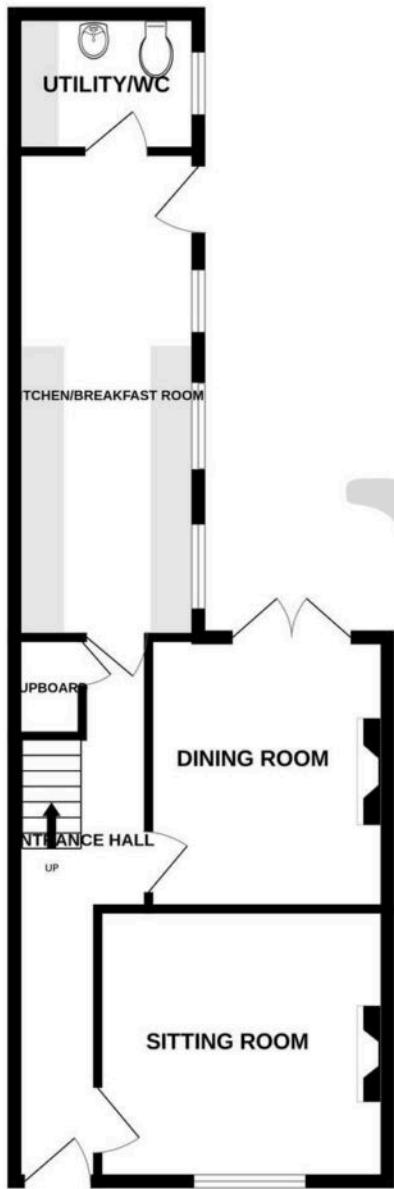
Double bedroom with a uPVC double glazed sash window to the rear aspect, floor laid to carpet, picture rails and a radiator.

Bathroom

0' 2" x 8' 2" (0.05m x 2.48m)

Four piece suite comprising a roll top bath, low set WC, hand wash basin set to vanity with granite work tops, enclosed shower with tiled backing and glass door, LVT flooring, radiator and a uPVC double glazed window to the rear aspect.

GROUND FLOOR



1ST 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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