



125 Connaught Road, Norwich

£270,000 Freehold

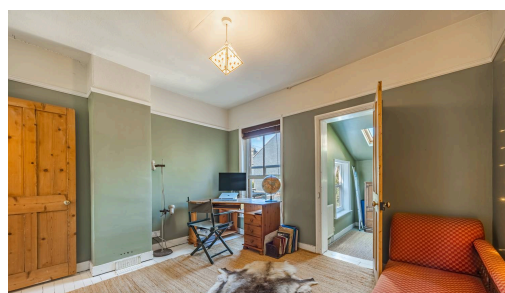


websters.

This beautifully presented and recently refreshed three bedroom Victorian terrace is situated on a wider than average, tree lined street set in the highly sought after Golden Triangle area of Norwich, offering an exceptional blend of period charm and modern convenience. The property boasts a light and spacious bay fronted living room, complemented by a second reception room, both featuring attractive period details such as picture rails and fireplaces. The light kitchen is well appointed, providing ample storage and workspace, while the modern bathroom has been thoughtfully updated to a high standard. Upstairs, three well proportioned bedrooms offer comfortable accommodation for families or professionals alike. To the rear is a wider than average and non-bisected rear garden, perfect for entertaining.



- Light And Spacious Bay Fronted Victorian Terrace
- Three Bedrooms
- Private Non Bisected West Facing Rear Garden
- Highly Sought After Golden Triangle Location
- Two Light Reception Rooms
- Modern Bathroom
- Light Kitchen
- Several Period Features Throughout



Sitting Room

13' 5" x 11' 11" (4.09m x 3.62m)

Solid front door with fan light over, feature fireplace with tiled hearth, iron and tiled inset and wooden surround, picture rails, radiator, stripped wooden floors and bay fronted sash windows to the front aspect.

Dining Room

10' 0" x 11' 9" (3.06m x 3.59m)

Under stairs storage cupboard, sash window to the rear aspect, stripped wooden flooring, radiator and picture rails.

Kitchen

8' 8" x 6' 4" (2.65m x 1.93m)

Comprising a range of wall and base units with laminate work tops, integrated electric oven with gas hob and extractor fan over, space and plumbing for washing machine, inset ceramic sink with mixer tap and drainer, wall mounted gas boiler, laminate flooring, casement window to the side aspect, space for fridge - freezer, part glazed door to the rear garden, tiled splash back and coving. Door to:

Bathroom

6' 4" x 6' 3" (1.93m x 1.91m)

Panel bath with shower over, tiled backing and a glass screen, low set WC, pedestal hand wash basin with tiled splash back, extractor fan, part tiled walls, laminate flooring, radiator and an obscure casement window to the side aspect.

Bedroom One

11' 4" x 11' 11" (3.45m x 3.62m)

Double bedroom with a sash window to the front aspect, picture rails, radiator, feature fireplace with wooden surround and stripped and painted wooden flooring.

Bedroom Two

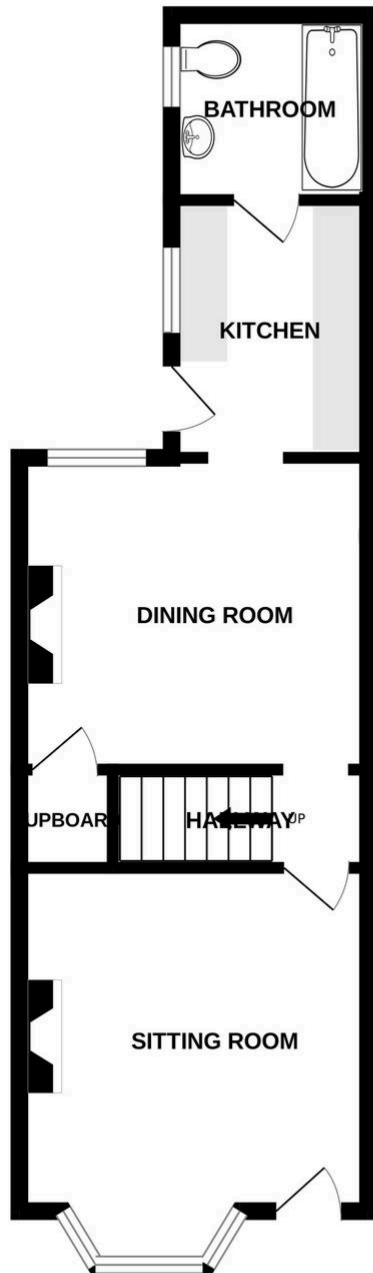
10' 1" x 11' 11" (3.07m x 3.62m)

Double bedroom with a built in storage cupboard, sash window to the rear aspect, picture rails, radiator and stripped and painted wooden flooring. Door to:

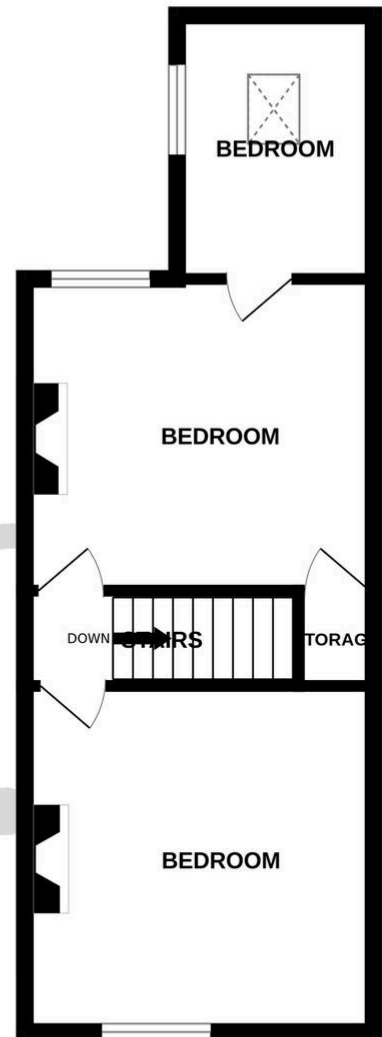
Bedroom Three

8' 8" x 6' 4" (2.64m x 1.94m)

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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