



81 Portersfield Road, Norwich

£240,000 Freehold

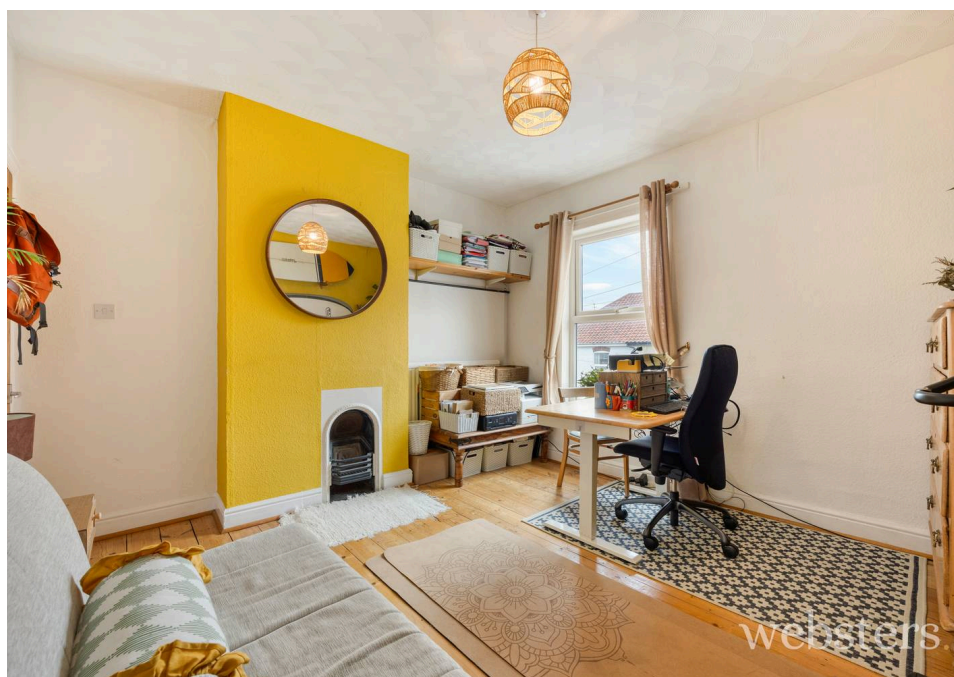


websters.

This beautifully presented bay fronted Victorian terrace is situated in the highly sought after Golden Triangle location, offering an exceptional blend of period charm and contemporary living. The property features three well proportioned bedrooms, making it an ideal choice for families or professionals seeking versatile accommodation. The light and spacious interior includes two generous reception rooms, perfect for entertaining or relaxing, and a bright kitchen that benefits from ample natural light. The family bathroom is tastefully appointed, complementing the overall high standard of finish throughout the home. A well presented rear garden also offers a perfect entertaining space with family and friends. Located close to a range of local amenities, popular schools, and excellent transport links, this home combines convenience with comfort.



- Light And Spacious Bay Fronted Victorian Terrace
- Three Bedrooms
- Highly Sought After Golden Triangle Location
- Two Spacious Reception Rooms
- Light Kitchen
- Family Bathroom
- Well Presented Rear Garden
- Ample Storage



Sitting Room

13' 5" x 11' 8" (4.10m x 3.56m)

Obscure glazed front door with fan light over, laminate flooring, radiator, wall mounted back boiler, cornicing, ceiling rose and bay fronted uPVC double glazed windows to the front aspect.

Dining Room

12' 0" x 11' 9" (3.67m x 3.58m)

Under stairs storage cupboard, laminate flooring, radiator, alcove storage and uPVC double glazed window to the rear aspect.

Kitchen

8' 0" x 6' 11" (2.43m x 2.11m)

Comprising a range of wall and base units with laminate work tops, space and plumbing for washing machine, space for fridge – freezer, free standing electric cooker, tiled splash back, inset stainless steel sink with drainer, laminate flooring, obscure uPVC double glazed door to the rear garden, uPVC double glazed window to the side aspect, coving.

Bathroom

5' 2" x 7' 11" (1.58m x 2.42m)

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

Bedroom One

12' 0" x 11' 9" (3.67m x 3.58m)

Double bedroom with a uPVC double glazed window to the rear aspect, stripped wooden flooring, radiator, feature iron fireplace and a fitted wardrobe.

Bedroom Two

12' 0" x 11' 9" (3.67m x 3.58m)

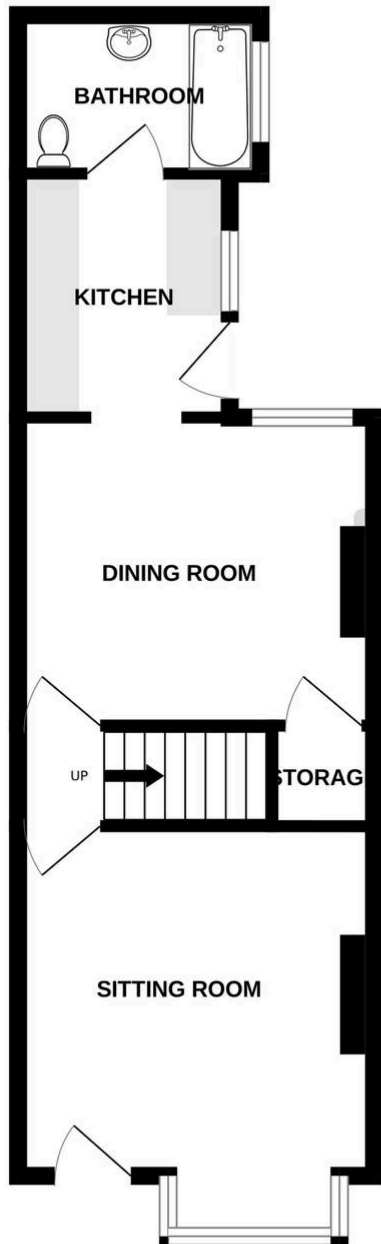
Double bedroom with a feature iron fireplace, stripped wooden flooring, radiator, uPVC double glazed window to the front aspect and a built in storage cupboard.

Bedroom Three

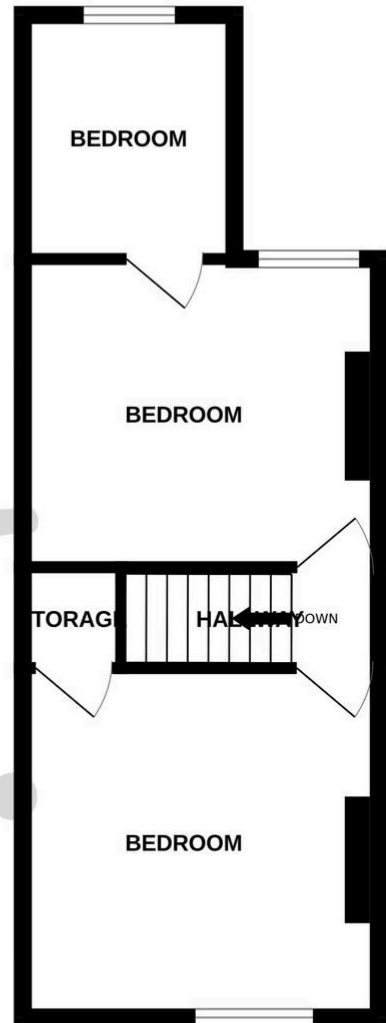
7' 11" x 6' 6" (2.42m x 1.98m)

UPVC double glazed window to the rear aspect, radiator and stripped wooden flooring.

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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