



45 St. Georges Street, Norwich

In Excess of £350,000

websters.



45 St. Georges Street

Norwich

Positioned within a small and desirable development, this impressive end-of-terrace townhouse offers stylish, contemporary accommodation arranged over three floors. Built in 2011 and recently professionally redecorated by the current owner, the property has been thoughtfully maintained and presents an excellent opportunity for those seeking a modern home with generous living space and excellent commuter connections.

From the moment you arrive, there is an immediate sense of privacy. The property is set back from the road behind a low-level iron gate, with a neat shingle frontage creating a smart and low-maintenance approach.

Upon entering, the central entrance hall provides a welcoming introduction to the home, with useful space for coats and footwear and stairs rising to the upper floors. Underfloor heating extends throughout the ground floor.

The real heart of the property is the impressive 25ft open-plan kitchen and dining room. Generously proportioned and designed with both everyday living and entertaining in mind, the kitchen features a comprehensive range of contemporary wall and base units, sleek work surfaces and excellent storage. Integrated appliances include a Neff oven and hob, dishwasher and fridge/freezer.

An extended breakfast bar creates a sociable area for casual dining, while the generous dining space to the rear provides ample room for a full dining table. For relaxation, the property also features a private rear garden with a paved area and a lawn.









GARDEN

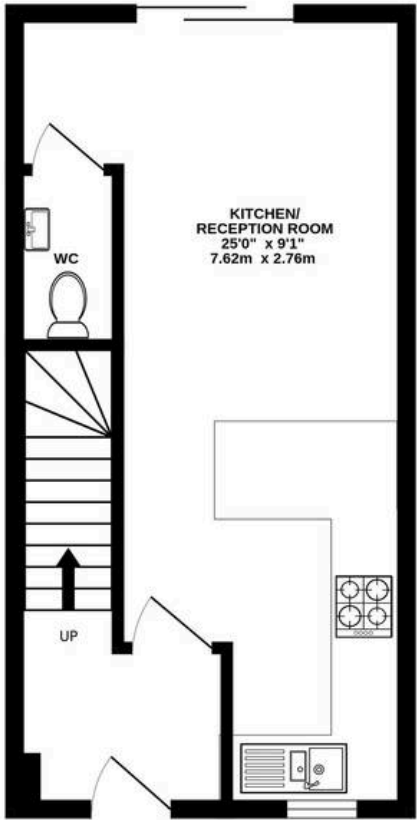
Outside, the private courtyard garden offers a peaceful and low-maintenance setting for outdoor dining, entertaining or simply enjoying the warmer months. The property also benefits from allocated off-road parking within the private courtyard, providing a valuable addition for both residents and visitors.

OFF STREET

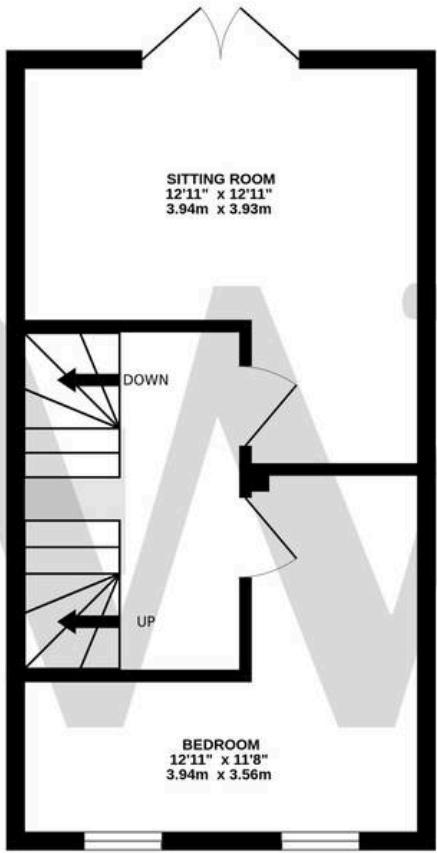
1 Parking Space



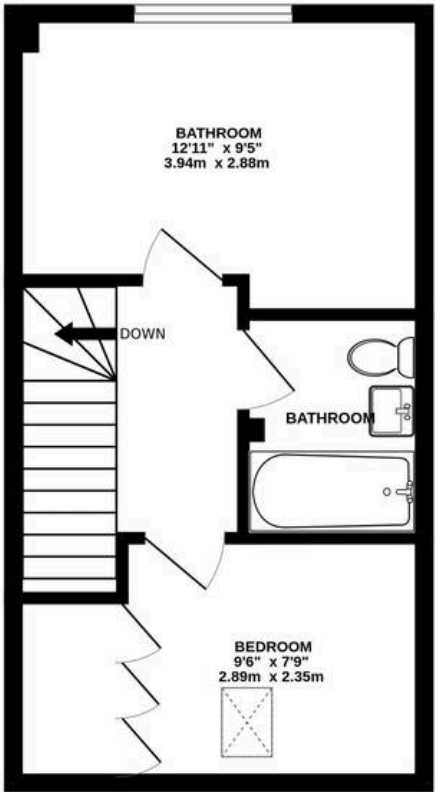
GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

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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