86 St. Leonards Road I I Norwich I NR1 4JF

£350,000

Packed with character and style, this stunning three-bedroom, three-storey Edwardian end-terrace is set in the ever-popular Thorpe Hamlet, just moments from Norwich city centre. Immaculately presented throughout, this home seamlessly blends original period features—including sash-style windows, cast iron fireplaces, wooden floors, and a striking exposed brick open fireplace—with impressive contemporary upgrades. The standout feature is the show-stopping 8.12m open-plan kitchen/dining room on the lower ground floor, complete with utility and cloakroom—perfect for entertaining or family life. With a spacious lounge, three well-sized bedrooms, a sleek recently fitted bathroom, and generous front and rear gardens with a large outbuilding, this home offers exceptional value and versatility. All just a short walk from the train station, Riverside bars, cinema, restaurants and the heart of the city—this is a must-see property that ticks every box.

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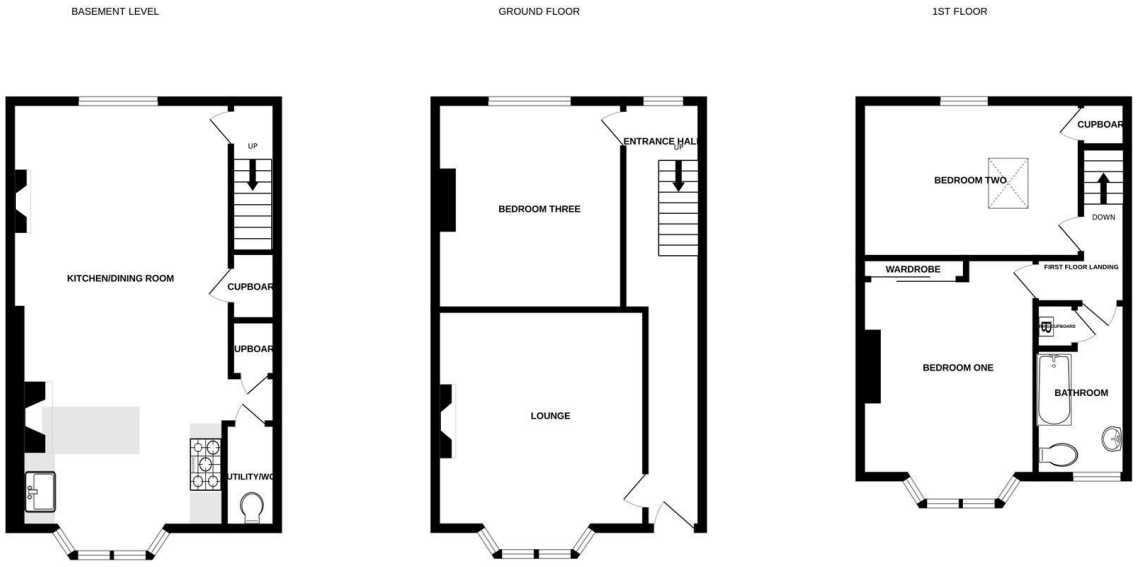

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Location
Thorpe Hamlet, lies just to the east of Norwich City centre within walking distance to the railway station and Riverside development (offering restaurants, bars, cinema and gym). There is great access into the City centre itself, riverside walks, Mousehold Heath and A47 Southern Bypass.

Accommodation Comprises
Front door to:

Entrance Hall
Cast iron radiator, two ceiling roses, sash window to rear aspect, door to bedroom three, staircase to first floor. Door to:

Lounge 16'6" x 12'4"
Window to front aspect, TV point, exposed brick fireplace with tiled hearth, cast iron radiator, oak flooring.

Bedroom Three 12'11" x 11'3"
Sash window to rear aspect, radiator, feature cast iron fireplace.

Lower Ground Floor
Door to rear garden. Door to:

Kitchen/Diner 26'7" x 13'7"
Sash window to rear aspect, window to front aspect, two radiators, door to large pantry and storage cupboard, an impressive bespoke kitchen comprising large range cooker with extractor hood over and five-ring gas hob, double-length Belfast sink, spaces for fridge/freezer, fridge, dishwasher and washing machine, fitted base units with oak wood surfaces. Door to:

First Floor Landing
Doors to bedrooms one, two and bathroom.

Bedroom One 16'6" x 10'8"
Window to front aspect, radiator, TV point.

Bedroom Two 13'9" x 9'8"
Window to rear aspect, Velux window, radiator.

Bathroom 11'4" x 5'3"
Frosted window to front aspect, vanity sink unit and low level wc, bath with shower over, tiled walls, radiator.

Outside Front
Enclosed by hedging, small shingled area with steps up to front door.

Outside Rear
Enclosed by timber fencing with mature trees, plants, hedging, Astroturf area, timber gate giving access to the rear, large timber outhouse.

Local Authority
Norwich City Council, Tax Band B.

Tenure
Freehold

Utilities
Full fibre broadband available.
Mains water and electric.

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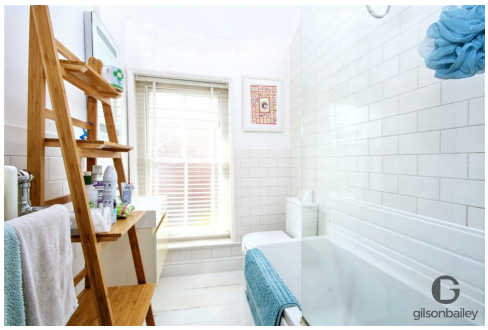

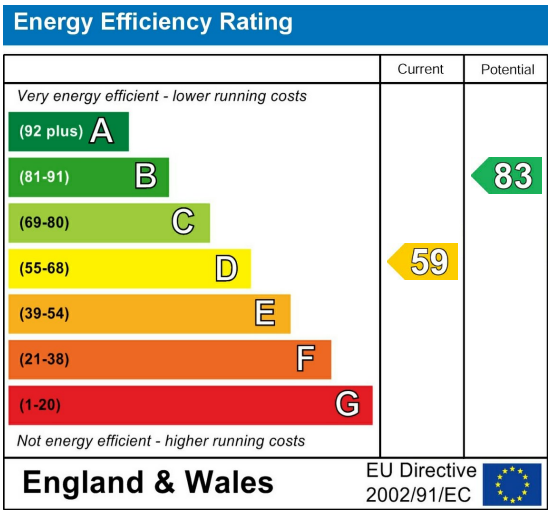

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.