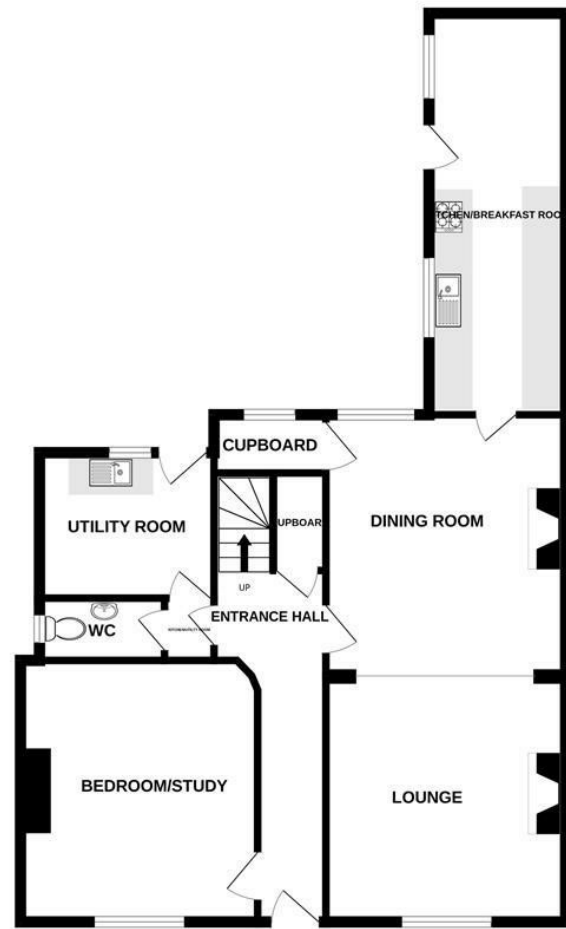


GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## 13 Alexandra Road | | Norwich | NR2 3EB

### Offers In Excess Of £525,000

**\*\*BEAUTIFUL RARELY AVAILABLE VICTORIAN END TERRACE HOUSE ON A SPACIOUS PLOT IN THE GOLDEN TRIANGLE\*\*** Gilson Bailey are delighted to present this stunning and substantial four-bedroom, hall entrance, end-terrace home, superbly positioned within the highly sought-after Golden Triangle area of Norwich. Rich in character and charm, the property offers generous and versatile accommodation including an entrance hall, elegant lounge and dining room, kitchen/breakfast room, study or additional bedroom, utility room and ground floor WC, with three large bedrooms and a family bathroom to the first floor. Externally, the home continues to impress with a driveway to the front and side providing ample off-road parking and a large, beautifully maintained rear garden, ideal for family living and entertaining. Retaining a wealth of attractive original features such as ceiling roses, coving and feature fireplaces, while also benefiting from double glazing and gas central heating, this exceptional home offers the perfect blend of period elegance and modern comfort. Early viewing is highly recommended to fully appreciate all that this wonderful family home has to offer.



#### Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

#### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to dining room, study/bedroom, utility room, WC and stairs to first floor.

#### Lounge 13'11" x 12'9"

Double glazed sash window, radiator, working fireplace.

#### Dining Room 13'0" x 12'0"

Double glazed window, radiator, cast iron fireplace, large cupboard.

#### Kitchen/Breakfast Room 20'0" x 7'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and dishwasher, two double glazed windows, radiator, door to side.

#### Study/Bedroom 13'8" x 12'4"

Double glazed sash window, radiator, storage.

#### WC 6'6" x 3'2"

Low level WC, hand wash basin, frosted double glazed window.

#### Utility Room 9'8" x 5'10"

Sink and drainer, space for washing machine and freezer, double glazed window, door to rear.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 13'1" x 12'2"

Double glazed sash window, radiator, large cupboard.

#### Bedroom Two 13'10" x 11'5"

Double glazed sash window, radiator, built in wardrobe.

#### Bedroom Three 13'8" x 10'4"

Double glazed sash window, radiator.

#### Bathroom 10'7" x 6'11"

Panelled bath, large tear drop shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed sash window.



#### Outside Front

Large driveway providing ample off road parking.

#### Outside Rear

Lawned and paved garden with mature plants and shrubs, two lovely seating areas one with a canopy, timber shed, greenhouse, EV charger, enclosed by fencing and walling

#### Local Authority

Norwich City Council, Tax Band D.

#### Tenure

Freehold

#### Utilities

Full fibre broadband available.  
Mains gas, water and electric.

