

propertyladder



Telegraph Lane East, Norwich, NR1 4AL

A Stunning Extended Five Bedroom Detached Home!

GUIDE PRICE £850,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

DESIGN YOUR FUTURE DREAM HOME!

A Blank Canvas in the Heart of the City - A Rare Opportunity to Create Your Dream Home

Welcome to 1C Telegraph Lane East - a truly one-of-a-kind property in a prime Norwich location. Tucked away yet just minutes from the vibrant city centre, this extensively extended home offers the perfect blend of urban convenience and the chance to create something completely bespoke.

Set on a generous plot, of around quarter of an acre, the property has undergone a dramatic transformation with a beautifully light-filled extension that breathes new life into the layout. High ceilings, expansive glazing, and clean architectural lines give the space a modern, open-plan feel - ideal for contemporary living.

But the real magic lies in the opportunity. This home is a work in progress, presenting the rare chance for a new owner to finish the interiors to their own tastes and standards. Whether you dream of a sleek modern kitchen, a spa-style bathroom, or cosy, character-filled spaces, the canvas is yours to complete.



“the property has undergone a dramatic transformation with a beautifully light-filled extension”



Overview

- Extensively extended property
- Unfinished interior - choose your own kitchen, bathroom & décor
- Flexible layout
- High ceilings and large windows
- Potential for creative buyers
- Moments from schools, transport links, shops, and cultural hotspots
- 0.24 Acre plot subject to measured survey





Location

The property enjoys a prime position in the highly desirable and leafy residential setting of Telegraph Lane East. Ideally situated, it offers easy access to both Norwich city centre and the train station. The heart of the city lies just 1.5 miles away and can be reached on foot via the picturesque Cathedral Close, making it perfect for those who enjoy a scenic stroll into town.



Outside

The wide front lawn sets an impressive tone, framed by a neatly presented driveway and seating area-ideal for enjoying morning coffee in the sun.

To the rear, the garden continues to impress with an expansive, enclosed lawn bordered by mature hedging and smart timber fencing for maximum seclusion. A large raised decked terrace provides an inviting space for outdoor entertaining, al fresco dining, or simply relaxing with a good book. There's also a substantial outbuilding, ideal for storage or as a potential workshop or garden studio.



TOTAL: 83 m2
 FLOOR 1: 83 m2, FLOOR 2: 0 m2
 EXCLUDED AREAS: RECEPTION ROOM: 66 m2, UNDEFINED: 3 m2, COURTYARD: 22 m2,
 ROOM: 38 m2, LOW CEILING: 33 m2, LOFT SPACE: 22 m2,
 LANDING: 14 m2

FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: D

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS,
 MAINS ELECTRICITY, GAS CENTRAL HEATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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