



Cyprus Street, Norwich - NR1 3AX



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NO CHAIN. Situated in the heart of Norwich city centre within easy access to all shopping facilities, appealing restaurants and mainline public transport links sits this MID-TERRACE HOUSE benefitting from a full re-wire in 2024 and almost full redecoration alongside an updated GAS COMBINATION BOILER in 2022. The ground floor retains some of the PERIOD CHARACTER with exposed wooden flooring and functional fireplace within the sitting room which flows seamlessly in to the SEPARATE DINING ROOM all accessed via a PORCH ENTRANCE. The rear of the home has been altered and partially extended to offer a larger kitchen/utility space featuring INTEGRATED APPLIANCES leading to the ground floor SHOWER ROOM. The first floor boasts TWO DOUBLE BEDROOMS all having being redecorated and all having uPVC DOUBLE GLAZED WINDOWS leading to a three piece BATHROOM suite just off from the second room. Externally, the property backs onto a cemetery, making the setting quiet and vibrant, with an external timber shed/studio and patio seating areas, with a tree lined backing making it easy to forget you are sat within the heart of this bustling city.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- No Chain
- Mid-Terrace House
- City Centre Location - Short Walk To Both Bus & Train Stations
- Separate Sitting & Dining Rooms
- Extended Kitchen/Utility Space
- Two Double Bedrooms
- Separate Bathroom & Shower Room
- Non-Overlooked Colourful Private Rear Garden

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

The property can be found set back from the street where a well maintained frontage gives vibrancy and privacy to the front of the home with tall hedge and planting borders taking you towards the porch entrance.



THE GRAND TOUR

Stepping through the porch entrance, a space is laid with carpeted flooring and creates the ideal space to lay your bags down and slip off coats before heading into the remainder of the home. The majority of the ground floor, much like the sitting room, is laid with original hardwood flooring that has been rejuvenated by the current owners to retain some of its character charm. The sitting room is large enough to accommodate a choice of soft furnishings with uPVC double glazed window to the front of the home and a functional fireplace set within the chimney breast, featuring tiled surround and hearth. Stepping beyond the stairs for the first floor, the dining room emerges to the rear of the home again offering a open and versatile space suited to a formal dining table with window looking into the rear garden and under the stair storage cupboard or pantry. The kitchen has been historically extended to create a more open and inviting space where a mixture of wall and base mounted storage units give way to integrated appliances, which include a four ring gas burner hob and eye level oven whilst the newer extended side of the property features plumbing for a washing machine and dishwasher with space for a tumble dryer. Just off from the kitchen is a fully tiled shower room complete with electric shower and tiled flooring. The space features vanity storage just underneath the enamelled sink with with a dual facing aspect into the rear garden.

The first floor landing splits in both directions to allow access to both of the bedrooms, with the slightly smaller coming towards the front of the home benefiting from a recent redecoration and all new carpeted flooring. This room has a large uPVC double glazed window and an open floor space suited to a large double bed with additional storage solutions, whilst the slightly larger room sits on the adjacent side of the landing, again offering more than enough floor space for a large double bed with additional storage solutions and soft furnishings, with the addition of a built in over the stair storage cupboard.

Just off from this bedroom is the three piece bathroom suite with updated gas combination boiler and frosted glass window overlooking the rear garden.

FIND US

Postcode : NR1 3AX

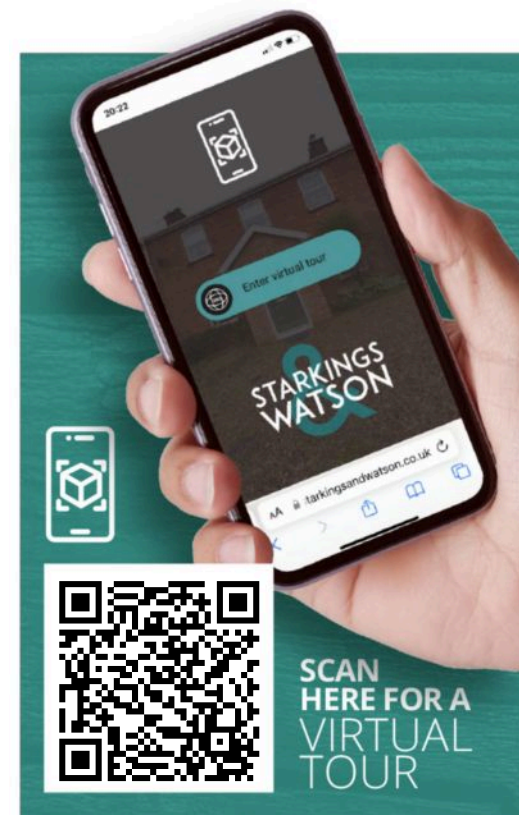
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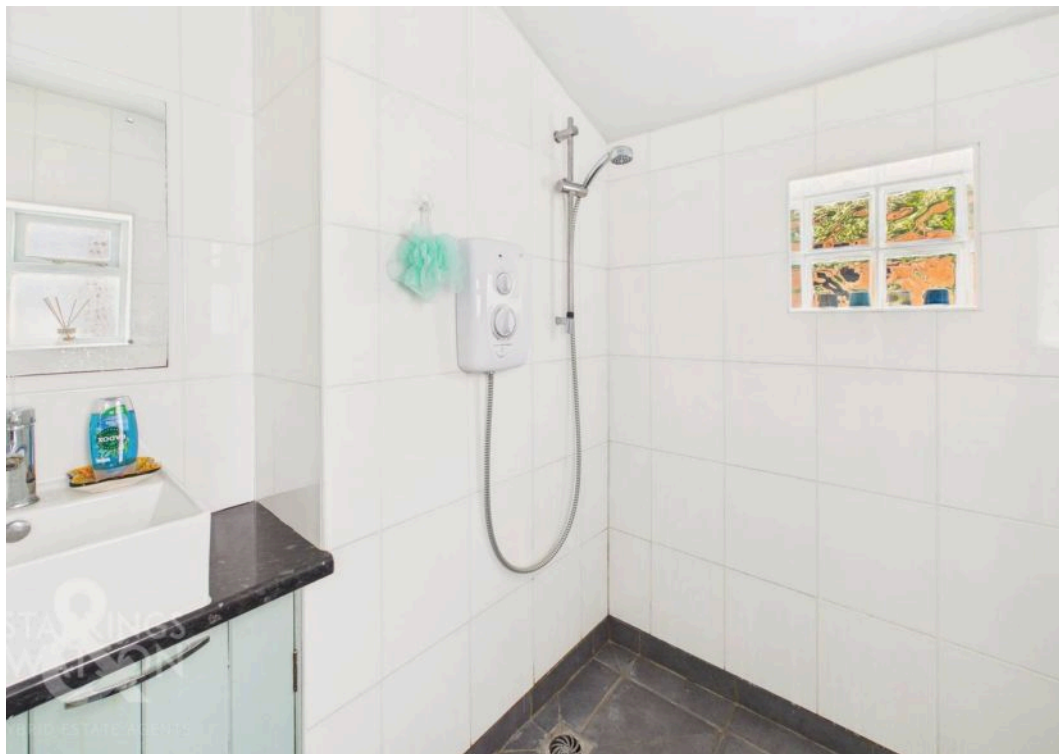
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The rear garden is bisected.



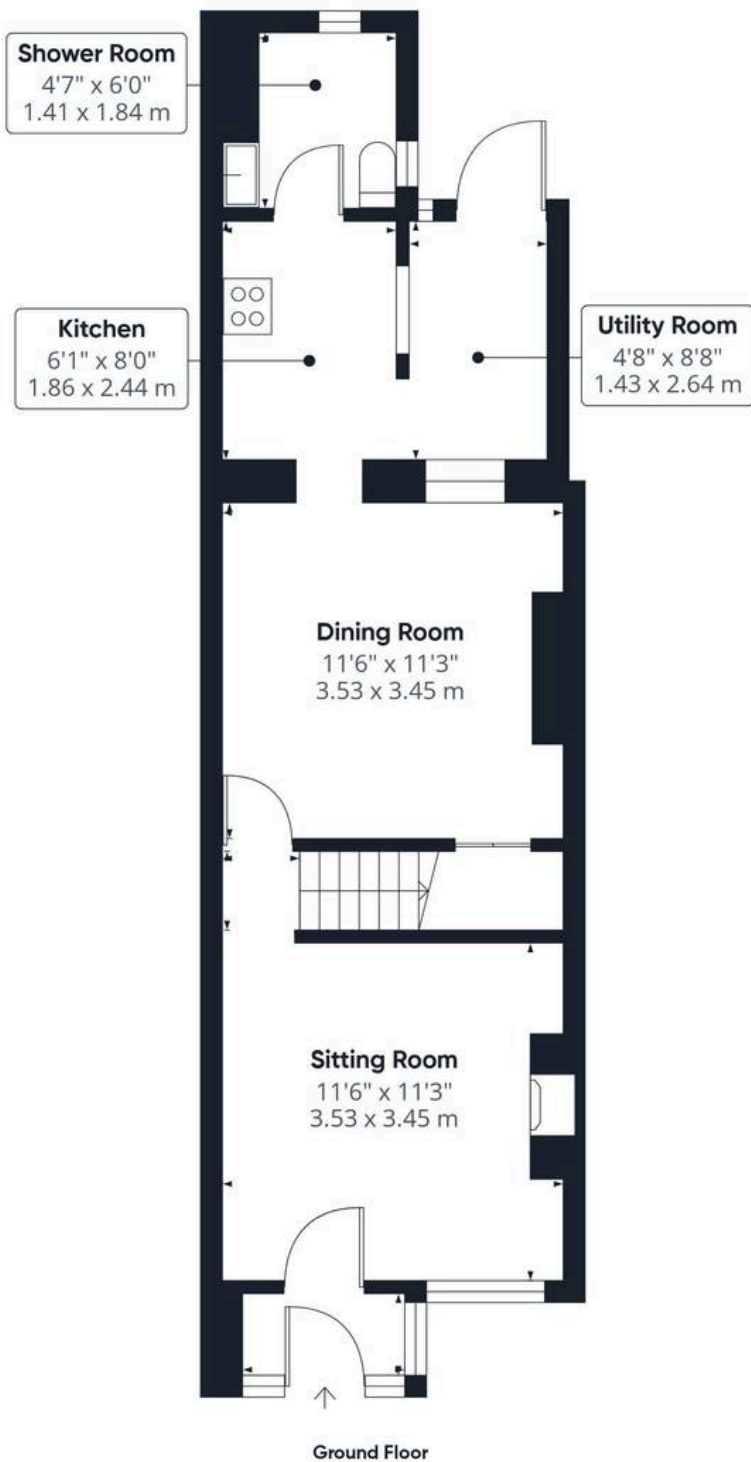




THE GREAT OUTDOORS

The garden, much like many others off its style within this location is initially bisected with swinging gates to either side and concrete walkway with external tap. The current owners have taken care and attention to make the space as colourful and inviting as possible with raised planting beds adding vibrancy to the outside space. An external timber shed currently functions as a studio and could make the ideal external home workspace, gym or entertainment area if desired, whilst a second part of the garden emerges at the very rear with concrete standing suitable for a patio seating set, while the tree lined backing to the very rear adds to the privacy of this setting.





Approximate total area⁽¹⁾

737 ft²
68.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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