



St. Bartholomews Close, Norwich - NR2 4DX





## St. Bartholomews Close

Norwich, NR2 4DX

NO CHAIN. This stunning SEMI-DETACHED VICTORIAN HOME occupies a PRIVATE CUL-DE-SAC SETTING on the FRINGES of the GOLDEN TRIANGLE. Period DOUBLE GLAZED SASH WINDOWS and HIGH CEILINGS can be found throughout, flooding the rooms with natural light, creating a warm and inviting atmosphere. Boasting a 17' SITTING ROOM with a FEATURE FIREPLACE, this property exudes CHARM and CHARACTER at every turn. The spacious layout includes a DINING ROOM overlooking the garden and MODERN 15' KITCHEN with integrated appliances, and further GARDEN ROOM with French doors to the Courtyard. Upstairs boasts THREE DOUBLE BEDROOMS, offering ample space for a growing family, serviced by the FAMILY BATHROOM with a walk-in shower. A SUBSTANTIAL OUTBUILDING provides the perfect space for a GYM or STUDY, complete with a convenient W.C. Outside, the property offers a surrounding courtyard and lawned gardens, perfect for enjoying the fresh air and hosting outdoor gatherings.

Council Tax band: D

Tenure: Freehold





- No Chain!
- Stunning Semi-Detached Victorian Home
- Sought After Location at the End of a Private Cul-De-Sac
- Period Double Glazed Sash Windows
- 17' Sitting Room with High Ceilings & Feature Fireplace
- Three Double Bedrooms
- Substantial Outbuilding Perfect Gym or Study with W.C
- Surrounding Courtyard & Lawned Gardens

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 main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47.

#### SETTING THE SCENE

Approached at the end of this private cul-de-sac on a secluded plot with well established shrubs and tree's. The properties frontage is brick wall enclosed with iron railings, a paved walkway leads up a shallow step to the main entrance.



## THE GRAND TOUR

Stepping inside, the sense of space is immediate with high ceilings and spotlights above, the hallway entrance offers stairs to the first floor and oak wood flooring underfoot. To the immediate right, the bay fronted sitting room enjoys uPVC double glazed windows with a front facing aspect, further wood flooring and feature fireplace. Adjacent, the 15' dining room also offers period sash windows overlooking the garden with a further feature fireplace on a stone hearth. This generous space offers ample room for a large dining table and further furniture making an ideal communal/social space. The end of the hallway opens to the 15' kitchen, offering a contemporary feel with an array of wall and base storage cupboards, space for a 'range' style cooker and extractor above, tiled flooring can be found below. Further, the garden room enjoys uPVC double glazed windows and French doors opening to the garden, ample space is available for further white goods.

Heading upstairs, the galleried landing offers fitted carpets, with loft access above. Initially, three double bedrooms can be found from the landing, the second bedroom benefits from a French door opening to a balcony overlooking the garden with space for outdoor seating. The main bedroom enjoys a front facing aspect with a double glazed sash window allowing plenty of natural light and further fitted carpets. This room has been opened to the former fourth bedroom, making a perfect dressing room. However, this can easily be reversed. Completing the accommodation, the family bathroom offers a contemporary feel with wood tiled flooring underfoot, large radiator and sash window with a three piece suite and large glass enclosed walk in shower with tiled splashback.

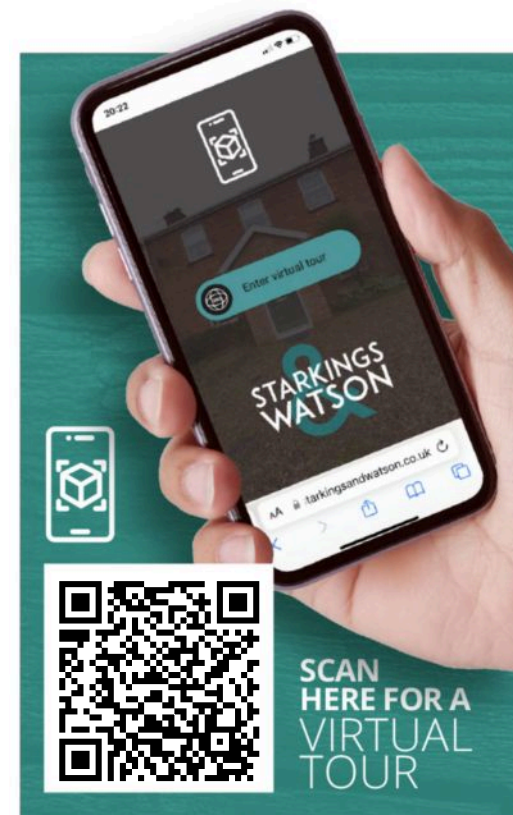
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## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

French doors open onto the walled courtyard garden, a private and enclosed space offering ample room for outdoor seating and creating an ideal sun trap during the summer months. To the right, a modernised brick outhouse, currently used as a gym, presents versatile potential as a studio or workshop, benefiting from water and electricity connections and a recently installed WC. Moving to the private side gardens, a paved pathway extends alongside the property towards the front. The remainder of this area is laid to lawn, featuring mature shrubs and trees, with bamboo enhancing the brick-walled border.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1464 ft<sup>2</sup>  
136 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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