



4 St. Philips Road, Norwich - NR2 3BL

£500,000 - £525,000 Freehold

Located in the desirable Golden Triangle area of Norwich, this well-presented and characterful Victorian end-of-terrace house offers both period charm and modern living, with high ceilings and original features throughout. Inside, you'll find three double bedrooms, each with built-in wardrobes, two spacious reception rooms with fireplaces and built-in shelving, and a stylish kitchen/breakfast room featuring oak worktops, exposed beams, and a Velux window that fills the space with natural light. A modern family bathroom sits upstairs, complemented by a convenient downstairs WC. Outside, the spacious enclosed rear garden provides a low-maintenance space to relax or entertain, complete with a storage shed. With a welcoming local community, independent shops, cosy cafés, and excellent public transport links all nearby, this home is ideally suited to both professionals and families looking to enjoy all that this vibrant area has to offer.

Location

St. Philips Road is located in the vibrant Golden Triangle area of Norwich. This popular neighbourhood is known for its blend of Victorian terraces, leafy streets, and a thriving local community. It's a well-established area, offering a mix of independent shops, cosy cafes, and local pubs, making it a highly desirable spot for both professionals and families. The location is also well-served by public transport and within easy reach of the city centre. With nearby parks and schools, it offers a perfect balance of convenience and a relaxed lifestyle in one of Norwich's most sought-after locations.

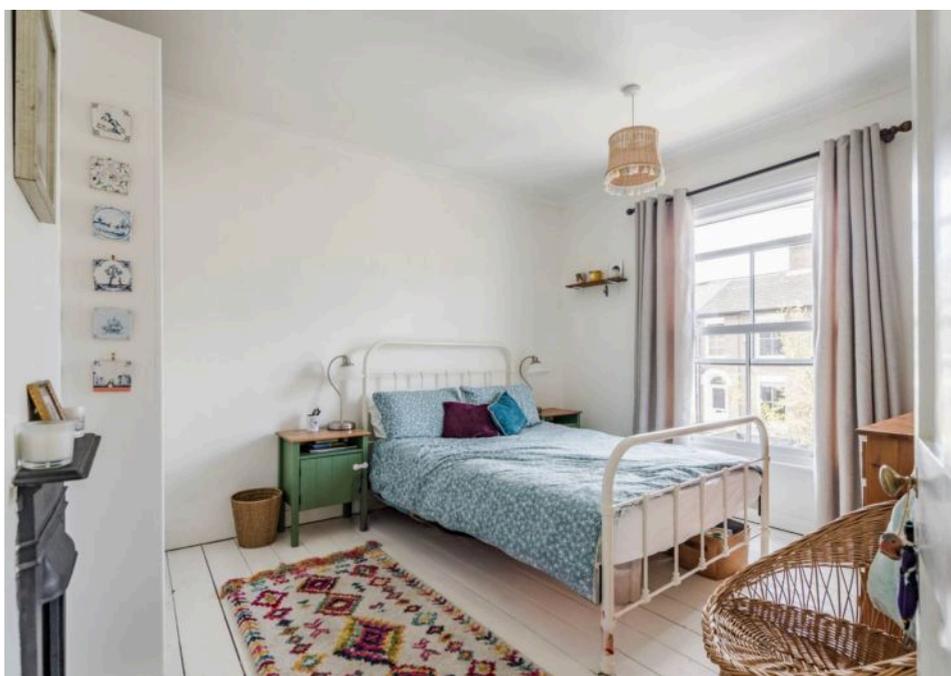


Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating

Council Tax Band- C



St. Philips Road, Norwich

Upon entering through the welcoming entrance hall, you are immediately struck by the tastefully designed interior. The characterful staircase sets the tone for the rest of the property, while the conveniently located WC, understairs storage space, and easy access to the outdoors enhance the practicality of this home.

The spacious lounge boasts a large sash window that floods the room with natural light, illuminating the open fireplace with a tiled hearth, iron inset, and alcove storage with shelving. A separate dining room also impresses with its generous proportions and features a striking iron fireplace, large sash window, and alcove storage with shelving.

Step through to the stylish and characterful kitchen/breakfast room, where oak worktops, exposed beams, fitted cupboards, and a Velux window create a welcoming ambience. The high-quality tiled flooring, casement window, sash window, and French doors leading to the outside further enhance the charm of this space. It's a highly functional area that is full of character, offering plenty of room for cooking, dining, and entertaining, with plumbing in place for a dishwasher.

Ascending the stairs, you will discover three spacious double bedrooms, each equipped with built-in wardrobes for ample storage. One of the bedrooms boasts an iron fireplace, adding to the period features found throughout the property.

The family bathroom on this level features a modernised suite with a panel bath, dual shower heads, pedestal hand wash basin, and laminate flooring.

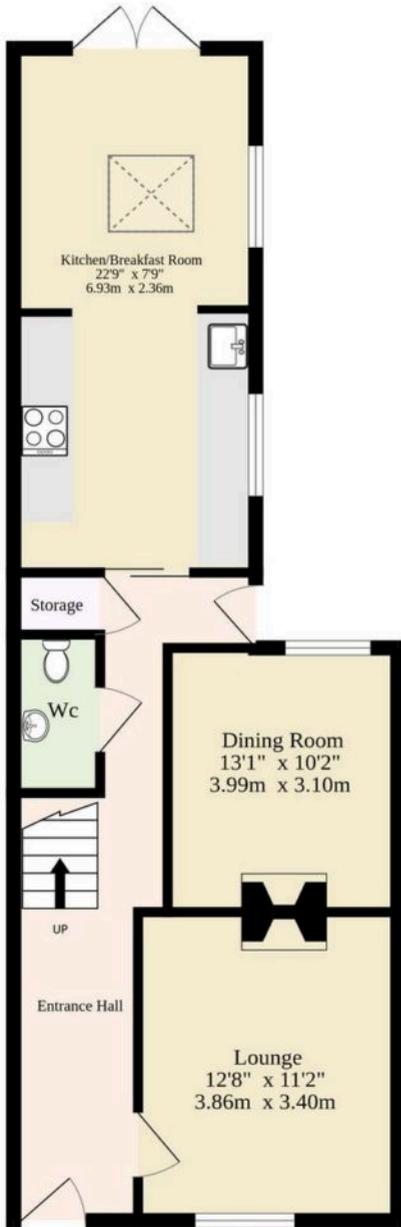
Additionally, the property benefits from newly installed double glazing, sash windows, external doors, loft insulation, and a boiler less than a year old.

Outside, the low-maintenance and spacious enclosed rear garden provides a peaceful space with a paved seating area and storage space, perfect for outdoor relaxation. It offers plenty of room for children to play or for hosting friends and family in the warmer months. The front garden is equally well-maintained, offering an array of mature shrubs and flowerbed borders, adding greenery to the inviting exterior. A gated entrance enhances privacy while giving the home a welcoming feel.

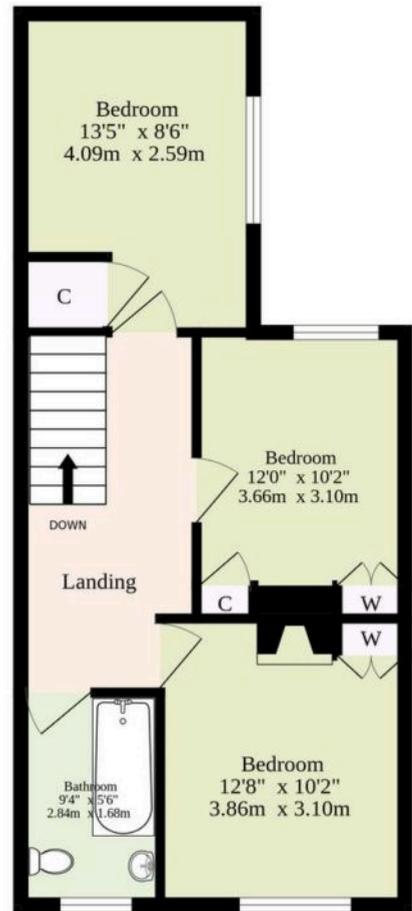
On-road parking is available without the need for a permit.



Ground Floor
639 sq.ft. (59.4 sq.m.) approx.



1st Floor
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 sq.m.) approx.

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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