

ARLINGTON  
PARK



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91 Portersfield Road

, Norwich, NR2 3JU

Offers In Excess Of £260,000



**Victorian charm meets modern convenience in this well-presented property. Located in the sought-after Golden Triangle, this house offers an open-plan layout, extended kitchen, two bathrooms and a private non-bisected garden.**

- Victorian house in the Golden Triangle
- Open-plan living area
- 2x Bathrooms
- Stripped wooden floors and original doors
- NO ONWARD CHAIN
- Guide Price £160,000 - £170,000
- Extended kitchen
- Wood burner
- Private non-bisected rear garden.



This Victorian home offers open-plan living in the heart of the Golden Triangle. It's been redesigned for modern life, boasting an extended kitchen, ensuite bathroom, a cosy wood burner, stripped floorboards, and original doors.

**Entrance Porch:** A welcoming porch with a tiled floor, pitched ceiling, and a single-glazed timber door leading into the open-plan lounge/diner.

**Open-Plan Lounge/Diner:** A spacious and light-filled room featuring a window to the front, an exposed brick fireplace with a wood burner, built-in shelves and an archway, a wooden staircase leading to the first floor, stripped wooden floors, an archway leading to the kitchen, and a radiator.

**Kitchen:** This kitchen boasts a pitched ceiling with two skylight windows, a UPVC door leading to the garden, a range of fitted base and wall units with solid wood worktops, a tiled splashback, shelving, an integrated electric oven and hob. Inset circular sink and drainer, space for a washing machine and fridge/freezer, built-in storage cupboard, terracotta floor tiles, and an exposed brick lintel with a door leading to the bathroom.

**Bathroom:** Featuring a window to the side, panelled bath with a shower attachment and thermostatically controlled shower, a pedestal sink, and WC. The walls are finished with Travertine mosaic tiles.

**First Floor Lobby:** Provides access to bedrooms one and two.

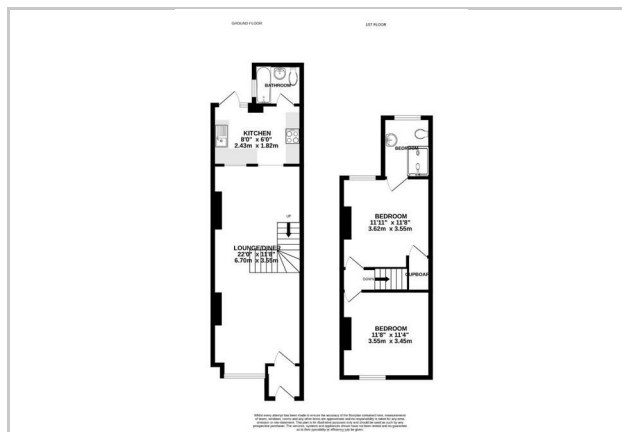
**Bedroom Two:** A good-sized double bedroom with a window to the front and a radiator.

**Bedroom One:** This light and airy master bedroom features a window to the rear, a built-in wardrobe, a radiator, and access to the en-suite shower room.

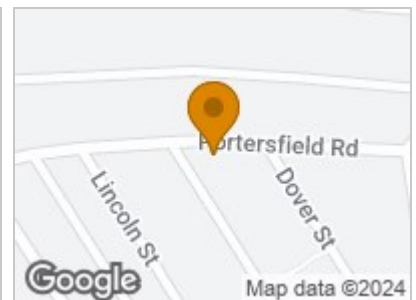
**En-Suite Shower Room:** A modern en-suite with a UPVC window, a double shower cubicle with a thermostatically controlled shower and fully tiled Travertine surround, a pan head shower, a hand basin set in a bespoke wooden shelf with a tiled surround, low-level WC, stainless steel heated towel rail, ceiling spotlights, and loft hatch.

**Front Garden:** A small front garden with a bin storage area and steps leading to the entrance.

**Rear Garden:** This private and non-bisected elevated garden offers a lawn area, a patio at the rear, and raised railway sleeper beds to the side. It's accessed via steps and enclosed by fencing with a gate leading to the front (Right of access over neighbouring properties)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</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	

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