

1 College Road
Norwich
NR2 3JW



1 College Road

Guide Price £650,000

The 6-bed home in the heart of the golden triangle

Welcome to 1 College Road, Norwich, this exquisite three-storey property is approached through a gated front garden that leads to the striking front door. The property has been tastefully styled in an eclectic, decadent manner that beautifully complements the impressive ceiling roses, open fires and bay windows. Many of the home's features could remain, presenting an opportunity for modernisation and personalisation to suit your taste.

As you enter through the beautifully designed stained glass window front door, you are immediately enveloped by the character, quirkiness and charm that this property exudes. While it may lack manicured perfection, it compensates with generous floor space, an abundance of features and a warm, inviting atmosphere. Spanning three floors, this versatile property is ideal for both families and those seeking to share. The ground floor features three inviting reception rooms along with a well-equipped kitchen. The first floor comprises three double bedrooms, a single bedroom and a contemporary shower room, whilst the top floor offers an additional two double bedrooms and a stylish bathroom.

To the rear, the enclosed garden features a delightful patio area, complete with a small pond and ample space for entertaining, perfect for summer evening barbecues. The two separate garages are conveniently located just behind the property.

Situated in the vibrant Golden Triangle, this property offers unparalleled desirability in terms of location. You'll find some of Norwich's finest pubs & eateries, picturesque parks, and reputable schools just a stone's throw away, with the city centre within easy walking distance or a short bus ride. The University of East Anglia, Norfolk and Norwich University Hospital, and the A47 and A11, are all easily accessible, making this property a prime choice for convenience and community living.

This remarkable home truly embodies the essence of Norwich living, combining space, character and an enviable location. Don't miss your chance to view this exceptional property!

Agents notes...

Council Tax Band D

Local Authority
Norwich

Council Tax Band D

EPC Rating E



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TOTAL FLOOR AREA: 2097 sq ft. (194.9 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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