



COAST & COUNTRY LIVING

# Finer Details



Premier location  
Newly fitted kitchen  
Open plan Kitchen/Diner  
Over passage Terrace  
Large outside Office/Gym  
Large Master bedroom with ensuite  
Family shower room  
Beautiful cottage style garden  
Fireplace

Situated on a tree lined street in the popular Golden Triangle area of Norwich only a short walk into Norwich City Centre and conveniently situated for the Norfolk and Norwich Hospital and the University.

This property has recently benefited from a new kitchen and bathroom as well as interior decorating. It has a wonderful cottage style garden with outside eating area. If you need to work from home then what could be better than an large outside office area allowing you to separate your home and working life whilst enjoying the benefits from working from home.

19 Connaught Road is a fantastic over passage terrace, as I enter the property I'm immediately taken with how spacious it feels, the large window to the front of the living space allows lots of natural light to flood into the room and the high ceilings add to the feeling of space.

The focal point of the living room is the fireplace giving a lovely cosy feel to the property, the owners tell me this has been a much enjoyed feature in their home.



As I walk into the open plan kitchen/ dining room it gives a real sense of space, throughout the ground floor you will find many period features including wooden floorboards that flow from the living room into the dining room which benefits from a glass door that leads out into the garden again making this a light and practical space for entertaining. The kitchen is newly done with fitted appliances and plenty of cupboard space with a window overlooking the outside courtyard.

Downstairs there is a newly fitted bathroom complete with double shower and an understairs cupboard perfect for coats and shoes.







Upstairs the spacious master bedroom overlooks the back garden and has a beautiful newly completed ensuite with roll top bath, this really is simply stunning and is an added bonus.

The second of the large double bedrooms with is situated at the front of the house and has recently fitted cupboards, both bedrooms are light and spacious.

Up another flight of stairs leads to the third bedroom with velux windows, an ideal bedroom for a teenager or guest accommodation.









A real feature of this property is the lovely garden which is private and planted with numerous shrubs and plants. It has a country feel about it and makes it hard to believe that you are a short walk into the city as it's filled with a sense of peace and tranquility.

There are three sections to the garden, the owners have created a patio area with which to enjoy outside dining and entertaining, a middle section and a raised decking area with large shed fantastic for storage. The large garden room/office is at the end of the garden and provides good additional space for work or leisure and offers so many options.



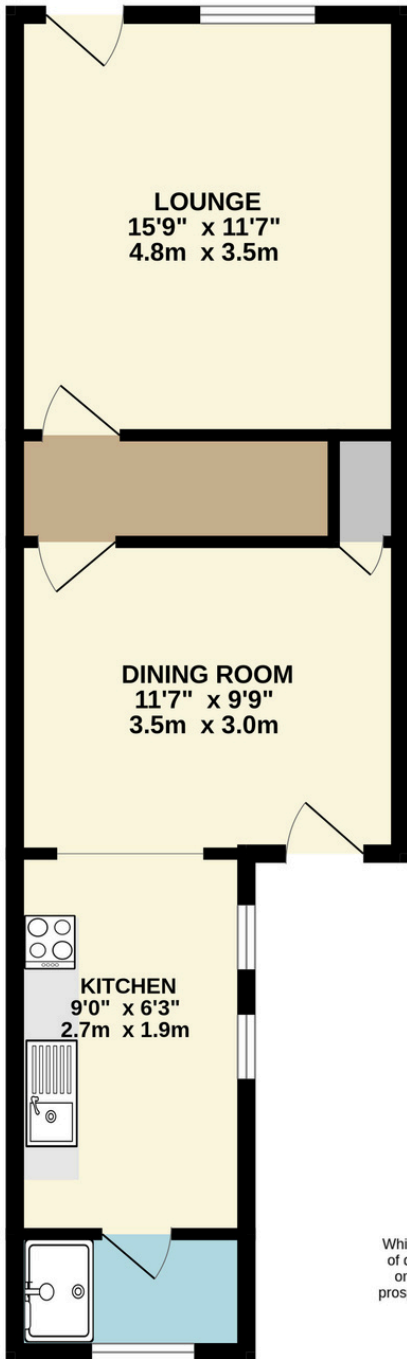




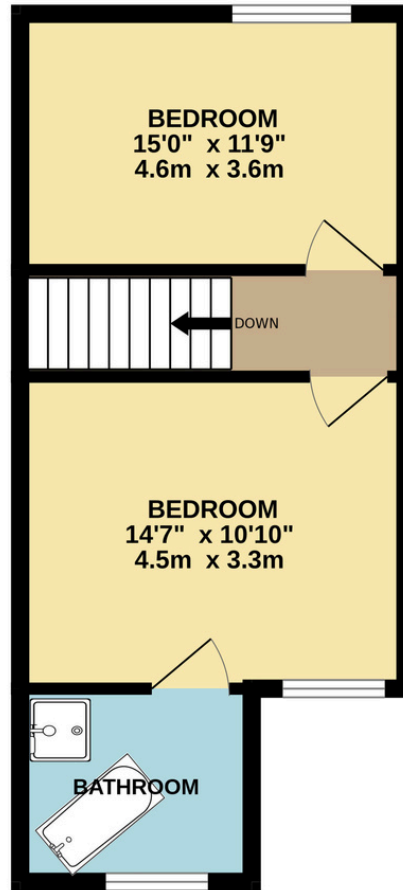




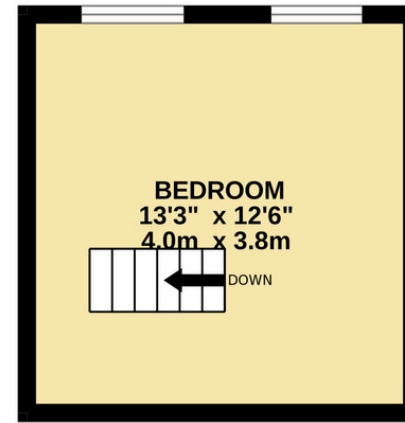
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1116sq.ft. (103.7 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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