



**Kirkpatrick Road, Norwich, NR3 2QX**

**welcome to**

**Kirkpatrick Road, Norwich**

This immaculately presented THREE BEDROOM MID TERRACED HOUSE has been lovingly restored and updated throughout by the current owner. The property benefits from parking and a generous rear garden. \*\* Viewings are highly recommended!! \*\*



### **Entrance Hall**

Understairs storage cupboard and laminate flooring.

### **Cloakroom**

W/C, wash hand basin and window to rear.

### **Lounge**

15' 6" x 12' 7" ( 4.72m x 3.84m )

Window to front, gas underfloor heating and carpeted floor.

### **Kitchen**

9' 3" x 8' 9" ( 2.82m x 2.67m )

Wall and base units with work surfaces over, integrated oven, gas hob, integrated microwave, plumbing for washing machine, space for tumble dryer, space for fridge/ freezer and window to rear.

### **Shower Room**

Shower cubicle, wash hand basin, heated towel rail and tiled flooring.

### **First Floor Landing**

#### **Bedroom One**

7' 9" x 13' 5" ( 2.36m x 4.09m )

Fitted wardrobe, radiator, carpeted flooring and window to rear.

#### **Bedroom Two**

12' 2" x 11' 4" ( 3.71m x 3.45m )

Carpeted floor, radiator and window to rear.

#### **Bedroom Three**

7' 3" x 12' 7" ( 2.21m x 3.84m )

Carpeted floor, radiator and window to front.

### **Exterior**

To the front, the property has parking and to the rear, there is a generous rear garden mainly laid to lawn.

There is also an outbuilding built on a concrete pad benefiting from two rooms, power, light and electric.



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welcome to

## Kirkpatrick Road, Norwich

- Three bedroom mid-terrace
- Hall entrance
- Generous rear garden
- Underfloor heating
- Updated throughout

Tenure: Freehold EPC Rating: C

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR140158 - 0005

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