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Select

Pigg Lane  
Norwich



A BEAUTIFULLY PRESENTED THREE-BEDROOM VICTORIAN TOWNHOUSE

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## 6 Pigg Lane, Norwich, NR3 1RS

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### LIVING ROOM

A well-presented, tiled living room greets you on arrival, accessed via the impressive original Victorian door. The room features a double-glazed sash window, a radiator, TV and phone points, stairs to the first-floor landing, and a doorway leading into the kitchen.

### KITCHEN

A fully fitted kitchen diner with a range of base and wall units, oak countertops, gas hob, integrated oven, and space for a dining table. The kitchen flows into the utility room and is illuminated by a double-glazed sash window.

### UTILITY ROOM

### LANDING

Provides access to bedrooms two and three, the family bathroom, and stairs to the second-floor landing.

### BEDROOM TWO

A well-presented double bedroom with carpeted flooring, a built-in wardrobe, double-glazed sash window, and radiator.

### BEDROOM THREE

A single bedroom or study, carpeted and featuring fitted bookshelves, a large built-in wardrobe, radiator, and double-glazed sash window.

### BATHROOM

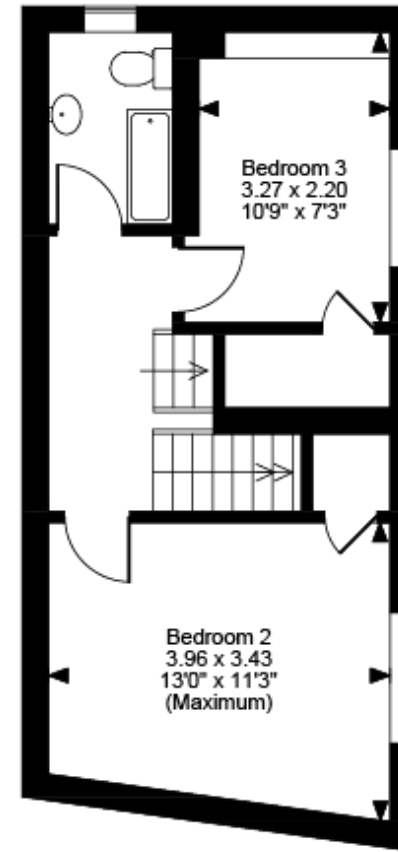
Comprised of a low-level WC, sink with vanity unit, bath with mixer tap, and a decorative porthole window.



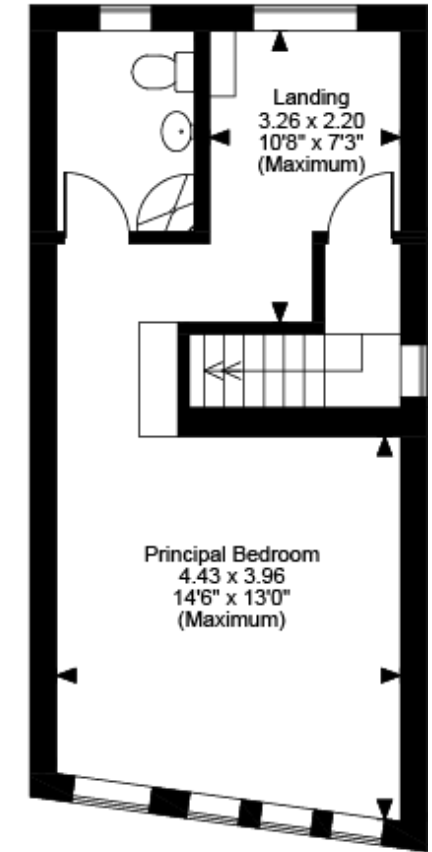




Ground Floor



First Floor



Second Floor

## PRINCIPAL BEDROOM

A bright, expansive bedroom featuring a steep vaulted ceiling, exposed beams, original brick sconces, and a bull's-eye window enhancing natural light.

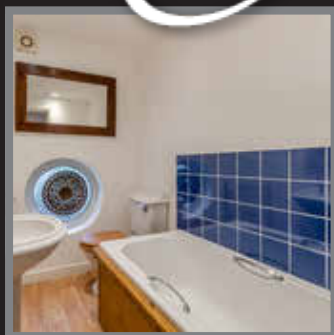
## EN-SUITE

Comprises of a low-level WC, sink with vanity unit, and a walk-in shower.

## SECOND FLOOR LANDING

A spacious, light-filled landing perfect for a home office or artists' nook. Exposed floorboards lead directly into the principal bedroom and en-suite. The six characterful windows on this floor have been replaced with faithful double-glazed replicas, handmade in meranti with iroko sills.

# Select



Accessed via an impressive original Victorian door, the property opens into a spacious living room leading through to the kitchen and utility.

On the first floor are two bedrooms and a family bathroom, while the top floor is home to the principal bedroom with vaulted ceiling, exposed beams and en-suite, complemented by a versatile landing ideal for a home office or artist's nook.

Believed to have been the headmaster's quarters of a Victorian school, the property has been tastefully renovated while retaining its period charm. Situated just a short stroll from Norwich School and its Cathedral grounds, and within easy reach of the train station, Tombland and the city's cultural and dining attractions, it is offered with no onward chain. Permit parking is available in Norwich's Cathedral District.

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

**01603 221797**

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

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