









welcome to

Trinity Street, Norwich

GUIDE PRICE £450,000 - £475,000 **GRAND TERRACED HOME WITHIN PRIME RESIDENTIAL LOCATION IN THE GOLDEN TRIANGLE*** William H Brown are pleased to present to the market this fantastic home with south facing garden and ample OVER THE PASSAGE accommodation.













Entrance Hall

Door to front aspect with fanlight over, wood floor, picture rail, under stairs cupboard, radiator, doors to reception room and kitchen.

Reception Room

25' 6" x 13' 4" max (7.77m x 4.06m max)
Sash window to front aspect, cast iron and tiled fireplace with marble surround, wood floor, picture trail, cornice, radiator, doors to garden room / dining room.

Kitchen

21' 5" x 8' max (6.53m x 2.44m max)

Fitted kitchen with a range of wall and base units, work surfaces over, tiled splash back, inset ceramic sink and drainer, double oven, induction hob, single glazed window to side aspect, recessed down lighting, space for fridge freezer, radiator, doors to rear lobby / utility area and garden room.

Rear Lobby / Utility Area

Double glazed door and window to rear aspect, single glazed window to side aspect, plumbing and space for washing machine and tumble dryer.

Garden Room / Dining Room

16' 6" x 8' 2" (5.03m x 2.49m)

Brick and glazed construction with tiled floor, wall lights, radiator, double glazed french doors leading to garden.

Landing

Galleried landing from entrance hall to first floor landing, loft access, radiator, doors to all bedrooms and bathroom.

Bedroom One

11' $\max x$ 14' 4" $\max (3.35m \max x 4.37m \max)$ Sash window to rear aspect, cast iron fireplace, picture rail, built in cupboard, radiator, door to en suite.

Bedroom Two

11' 4" x 13' 4" max (3.45m x 4.06m max) Sash window to front aspect, cast iron fireplace, picture rail, built in cupboard, radiator.

Bedroom Three

7' 8" x 7' (2.34m x 2.13m) Sash window to front aspect, picture rail, radiator.

Bathroom

Double glazed window to rear aspect, suite comprising Jacuzzi bath with mains shower over and glass shower screen, wash hand basin, low level wc, fully tiled walls, tiled floor, extractor fan, fitted cupboard with gas fired central heating boiler, chrome heated towel rail.

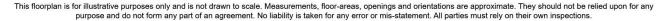
En Suite

Double glazed window to rear aspect, suite comprising shower cubicle with electric shower, wash hand basin, low level wc, fully tiled walls, tiled floor, extractor fan, chrome heated towel rail.

Outside

Externally the property is approached via a gated pathway with a south facing rear garden with flagstone patio and raised beds with timber storage sheds and access to the passageway.









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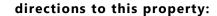
Trinity Street, Norwich

- **GUIDE PRICE £450,000 £475,000**
- OPEN PLAN LIVING AREA
- EXTENDED KITCHEN AND DINING AREA
- OVER THE PASSAGE ACCOMMODATION
- THREE BEDROOMS OFF LANDING

Tenure: Freehold EPC Rating: D

quide price

£450,000

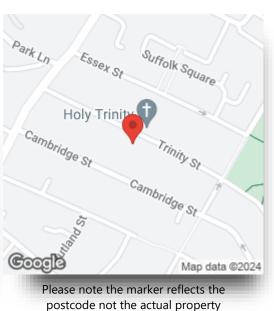


Proceed out of Norwich via the Unthank Road taking a left hand turn into Cambridge Street, left at the one way junction onto Rupert Street following the road around to the left where the property will be located on your left hand side.









view this property online williamhbrown.co.uk/Property/UNR102216



Property Ref: UNR102216 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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