



Trinity Street, Norwich NR2 2BQ

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 rail, 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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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- **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

guide price

£450,000

directions to this property:

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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR102216 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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