



**Brunswick Road, Norwich NR2 2HA**

**welcome to**

**Brunswick Road, Norwich**

Rare opportunity to own this 4 BEDROOM END TERRACED HOME in the Golden Triangle within short walking distance of city center and parks. South facing garden, mature FRUIT trees, GARAGE plus workshop space, on street permit parking, CONSERVATORY, kitchen diner and lots of STORAGE. NO ONWARD CHAIN!



### Entrance Hall

Door to front aspect, under stairs cupboard, cornice, radiator, doors to lounge, dining room and kitchen / breakfast room, stairs to first floor landing.

### Lounge

12' 6" max x 12' 4" ( 3.81m max x 3.76m )  
Double glazed window to front aspect, wood floor, cast iron fireplace, tiled hearth, ceiling rose, cornice, alcove storage, radiator, arch to dining room;

### Dining Room

12' 8" max x 12' 9" max ( 3.86m max x 3.89m max )  
Double glazed window to side aspect, wood floor, ceiling rose, radiator, sliding patio doors to lean to conservatory.

### Lean To Conservatory

UPVC construction with double glazed window to side aspect, tiled floor, double glazed french doors to rear aspect leading to garden.

### Kitchen / Breakfast Room

15' plus recess x 9' 5" ( 4.57m plus recess x 2.87m )  
Double glazed window to side aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset ceramic sink, freestanding cooker, stainless steel cooker hood over, plumbing and space for washing machine, dishwasher and tumble dryer, space for fridge freezer, tiled floor, radiator, door to wc, door to rear leading to garden.

### Wc

Double glazed window to rear aspect, suite comprising low level wc, wash hand basin, part tiled walls, tiled floor, radiator.

### Landing

Stairs from entrance hall to first floor landing, doors to bedrooms one, two and three and bathroom.

### Bedroom One

12' 7" x 12' 3" ( 3.84m x 3.73m )  
Double glazed windows to front and side aspect, fitted cupboard, cupboard housing gas fired central heating boiler, pedestal sink, radiator.

### Bedroom Two

13' 1" max x 12' 9" max ( 3.99m max x 3.89m max )  
Double glazed window to side aspect, fitted cupboards, wash hand basin, radiator.

### Bedroom Three

9' 9" x 9' 4" ( 2.97m x 2.84m )  
Double glazed window to side aspect, radiator, door to bedroom four;

### Bedroom Four

8' 1" x 9' 5" ( 2.46m x 2.87m )  
Double glazed window to side aspect, wash hand basin, wall lighting, radiator.

### Family Bathroom

Double glazed window to front aspect, suite comprising bath with mixer tap and shower attachment over, electric shower, pedestal sink, low level wc, part tiled walls, tiled floor, radiator.

### Outside

Externally the property is approached via a gated pathway with enclosed south facing garden to the rear which benefits from garage parking.



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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welcome to

## Brunswick Road, Norwich

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- THREE / FOUR BEDROOMS
- ORIGINAL FEATURES
- GOLDEN TRIANGLE LOCATION

Tenure: Freehold EPC Rating: E

guide price

**£300,000**

### directions to this property:

Proceed out of Norwich via St Stephens Road bearing onto Newmarket Road taking a right hand turn into Brunswick Road where the property will be locate on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR105940 - 0008

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