



Grosvenor Road, Norwich NR2 2PY

welcome to

Grosvenor Road, Norwich

William H Brown are pleased to present to the market this period end terraced home with the added advantage of driveway parking!



Entrance Hall

Door to front with fanlight over, picture rail, dado rail, under stairs storage, doors to lounge, dining room and kitchen, stairs to first floor landing.

Lounge

12' 5" x 12' 7" max into alcove (3.78m x 3.84m max into alcove)
Sash window to front aspect, cast iron fireplace, ceiling rose, picture rail, decorative cornice, alcove shelving, radiator.

Dining Room

12' 8" x 10' 5" max into alcove (3.86m x 3.17m max into alcove)
French doors to rear aspect leading to garden, tiled fireplace with wooden surround, picture rail, ceiling rose, radiator.

Kitchen

18' 7" x 8' 1" plus door recess (5.66m x 2.46m plus door recess)
Fitted kitchen with a range of wall and base units, granite works surfaces, inset ceramic sink and drainer, tiled splash back, freestanding cooker, stainless steel cooker hood over, integrated dishwasher, space for fridge freezer, wine fridge, wood floor, glass roof, radiator, open to utility room, door to rear leading to garden.

Utility Room

Double glazed window to side aspect, fitted with a range of wall and base units, work surfaces over, inset ceramic sink, plumbing and space for washing machine and tumble dryer, space for freezer, door to wc.

Wc

Double glazed window to side aspect, suite comprising low level wc, pedestal sink, radiator.

Landing

Stairs from entrance hall to first floor landing, airing cupboard, picture rail, doors to all first floor bedrooms and bathroom.

Bedroom Two

12' 4" x 12' 7" max (3.76m x 3.84m max)
Sash window to front aspect, cast iron fireplace, picture rail, radiator.

Bedroom Four

10' 9" x 9' 5" max (3.28m x 2.87m max)
Sash window to rear aspect, cast iron fireplace, wood floor, picture rail, fitted alcove wardrobe, radiator.

Bedroom Three

10' 9" x 8' (3.28m x 2.44m)
Sash window to rear aspect, fitted wardrobe, radiator.

Bathroom

Window to front aspect, suite comprising bath with mixer tap, shower cubicle with mains fed shower, low level wc, wash hand basin,

Bedroom One

12' 5" x 18' max (3.78m x 5.49m max)
Velux windows to front and rear aspect, eaves storage, radiator.

Outside

Externally the property is approached via gated pathway leading to the front door whilst to the rear there is an enclosed patio garden with beds and rear access gate. Adjacent to the property there is driveway parking providing parking for two vehicles.



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Grosvenor Road, Norwich

- GUIDE PRICE £600,000 - £625,000
- TWO RECEPTION ROOMS
- KITCHEN / BREAKFAST ROOM
- FOUR BEDROOMS
- GROUND FLOOR WC / FIRST FLOOR BATHROOM

Tenure: Freehold EPC Rating: D

guide price

£600,000

directions to this property:

Proceed out of Norwich via Unthank Road taking a right hand turn into Grosvenor Road 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:
UNR105851 - 0003

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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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