



Upton Road, Norwich NR4 7PA

welcome to

Upton Road, Norwich

William H Brown are pleased to offer to the market this handsome period home located in one of Norwich's most prestigious locations. This versatile family home benefits from south facing gardens and garage.



Entrance Porch

Double glazed window and door to front aspect, wood floor, door to entrance hall;

Entrance Hall

Single glazed door to entrance porch, wood floor, doors to living room and sitting room, stairs to first floor landing.

Living Room

16' 9" max into bay x 13' 7" (5.11m max into bay x 4.14m)
Double glazed bay window to front aspect, double glazed window to side aspect, open fireplace, picture rail, radiator.

Sitting Room

17' 7" max x 12' 9" (5.36m max x 3.89m)
Double glazed bay window to front aspect, under stairs cupboard, decorative fireplace, picture rail, two radiators, door to dining room;

Dining Room

14' 9" x 9' 8" (4.50m x 2.95m)
Double glazed french doors to front aspect leading to garden, vinyl flooring, fitted storage, door to kitchen;

Kitchen

9' 9" narrowing to 6' " x 12' 1" (2.97m narrowing to 1.83m x 3.68m)
Double glazed window to front aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset one and a half bowl sink and drainer, tiled splash back, freestanding cooker, plumbing and space for washing machine and dishwasher, space for fridge / freezer, pantry cupboard, gas fired central heating boiler, wall mounted heater, door to lobby;

Lobby

Door leading from kitchen, door leading to garden and wc;

Wc

Double glazed window to side aspect, suite comprising low level wc, pedestal sink, fully tiled walls, vinyl flooring.

Landing

Stairs leading from entrance hall to first floor landing, loft access, airing cupboard, radiator, doors to all bedrooms and family bathroom.

Bedroom One

10' 8" max plus recess x 13' 6" max (3.25m max plus recess x 4.11m max)
Double glazed windows to front and side aspect, fitted wardrobes and built in cupboard, picture rail, radiator.

En Suite

Double glazed window to front aspect, suite comprising shower cubicle, low level wc, pedestal sink, part tiled walls, extractor fan, heated towel rail.

Bedroom Two

14' max x 12' 9" max (4.27m max x 3.89m max)
Double glazed window to front aspect, radiator.

Bedroom Three

9' 7" max x 8' 4" plus recess (2.92m max x 2.54m plus recess)
Double glazed bay window to front aspect, built in cupboard, radiator.

Family Bathroom

Double glazed window to side aspect, suite comprising bath, low level wc, pedestal sink, part tiled walls, chrome heated towel rail.

Outside

Externally the property sits on a corner plot with cherry blossom trees lining the perimeter with southerly aspect gardens laid out to lawn and patio. The property benefits from a garage which measures 15'0 x 22'8 with electric up and over door.



Ground Floor



First Floor



Garage

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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

Upton Road, Norwich

- *****GUIDE PRICE £450,000 - £475,000*****
- PERIOD FAMILY HOME
- THREE RECEPTION ROOMS
- THREE BEDROOMS
- WC, FAMILY BATHROOM AND EN SUITE SHOWER ROOM

Tenure: Freehold EPC Rating: D

guide price

£450,000

directions to this property:

Proceed out of Norwich via Newmarket Road proceeding over the ring road roundabout and then over the traffic light junction with Eaton Road and Leopold Road taking a right hand turn into Upton Road where the property will be located on your left hand side.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR102938 - 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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