



**Mount Pleasant, Norwich NR2 2DG**

**welcome to**

**Mount Pleasant, Norwich**

\*\*\*AN IMPOSING TERRACED HOME IN SOUGHT AFTER GOLDEN TRIANGLE LOCATION\*\*\* William H Brown are proud to present this beautiful character residence in a much requested location offered with NO ONWARD CHAIN.



### Entrance Hall

Stained glass door to front aspect, under stairs cupboard, cloaks cupboard / pantry cupboard, doors to lounge, sitting room and dining area, stairs leading to first floor landing.

### Living Room

12' 7" plus bay x 12' 8" ( 3.84m plus bay x 3.86m )  
Sash windows to bay at front with pull-ip wooden shutters, open fire place, coving, radiator.

### Back Room

11' 8" x 12' 9" ( 3.56m x 3.89m )  
Door from entrance hall, fitted shelving, radiator, open to dining area;

### Dining Room

9' x 18' ( 2.74m x 5.49m )  
Glass roof extension, loft storage, vinyl flooring, radiator, double glazed french doors and windows to rear aspect leading to garden, open to kitchen;

### Kitchen

8' 9" x 7' 11" ( 2.67m x 2.41m )  
Double glazed window to side aspect, fitted kitchen with a range of wall and base units, work surfaces over, stainless steel sink and drainer, gas hob, double electric oven, space for fridge / freezer, vinyl flooring, sliding door to rear lobby;

### Rear Lobby

Sliding door from kitchen, storage cupboards, door to side aspect leading to garden, door to wc;

### Wc

Single glazed window to rear aspect, suite comprising low level wc, wash hand basin, part tiled walls, vinyl flooring, chrome heated towel rail.

### Landing

Stairs leading from entrance hall to first floor landing, second loft above landing, doors to all bedrooms and bathroom;

### Bedroom One

11' plus bay x 11' 6" ( 3.35m plus bay x 3.51m )  
Sash windows to bay at front, original cast iron fireplace, built in alcove cupboards, radiator.

### Bedroom Two

10' 1" plus recess x 10' 7" ( 3.07m plus recess x 3.23m )  
Sash window to rear aspect, original cast iron fireplace, built in alcove cupboard, radiator.

### Bedroom Three

8' x 6' 10" ( 2.44m x 2.08m )  
Sash window to front aspect, picture rail, radiator.

### Bathroom

Single glazed window to rear aspect, suite comprising bath with mains shower over, pedestal sink, low level wc, extractor fan, airing cupboard.

### Outside

Externally the property is approached via a mature gated front garden with pathway leading to the front door. The rear garden is fully enclosed with raised beds, small shed and rear access gates to offer off street parking whilst there is also the advantage of on street permit parking to the front.



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](http://www.focalagent.com)



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welcome to

## Mount Pleasant, Norwich

- GUIDE PRICE £550,000-£575,000
- HALL ENTRANCE
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN / DINING ROOM
- THREE FIRST FLOOR BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

**£550,000**

### directions to this property:

Proceed out of Norwich via Newmarket Road taking a right hand turn into Mount Pleasant where the property will be located on your right hand side.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR105606 - 0005

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