



Wellington Road, Norwich NR2 3HT

welcome to

Wellington Road, Norwich

*****GUIDE PRICE £425,000-£450,000 - LAUNCH DAY SATURDAY 13TH JULY***A CHARMING HALL ENTRANCE FAMILY HOME WITH ACCOMMODATION ARRANGED OVER THREE FLOORS*****



Entrance Hall

Door to front aspect, wood flooring, radiator, doors to lounge, dining room and stairs to first floor.

Lounge

12' x 11' 9" max (3.66m x 3.58m max)

Double glazed sash window to front aspect, wood flooring, ceramic tiled fireplace, fitted storage to side of fireplace, radiator.

Dining Room

11' 1" x 12' 4" max (3.38m x 3.76m max)

Double glazed french doors to rear aspect leading to garden, wood flooring, picture rail, decorative coving, under stairs pantry cupboard, radiator.

Kitchen

8' 4" x 9' 9" (2.54m x 2.97m)

Double glazed window to side aspect, kitchen recently fitted to a high specification with a range of wall and base units, quartz work surfaces over, double oven, ceramic multi zone induction hob with additional gas ring, stainless steel and glass cooker hood over, integrated dishwasher and washing machine, tiled floor, open to breakfast room.

Breakfast Room

7' x 8' 4" (2.13m x 2.54m)

Double glazed window to side and rear aspects, integrated fridge / freezer, fitted pullout storage and seating area, radiator.

Landing

Stairs from entrance hall to first floor, doors to first floor bedrooms and bathroom, wood flooring, under stairs cupboard.

Bedroom One

12' x 15' 3" max (3.66m x 4.65m max)

Double glazed sash windows to front aspect, coving, cast iron fireplace, radiator.

Bedroom Two

10' 9" x 9' 2" max (3.28m x 2.79m max)

Double glazed sash window to rear aspect, coving, wood flooring, radiator.

Bathroom

Double glazed sash window to rear aspect, suite comprising bath with mixer taps, shower cubicle with mains fed shower, pedestal sink, tiled floor, under floor heating, low level WC, shaver point, heated towel rail.

Landing

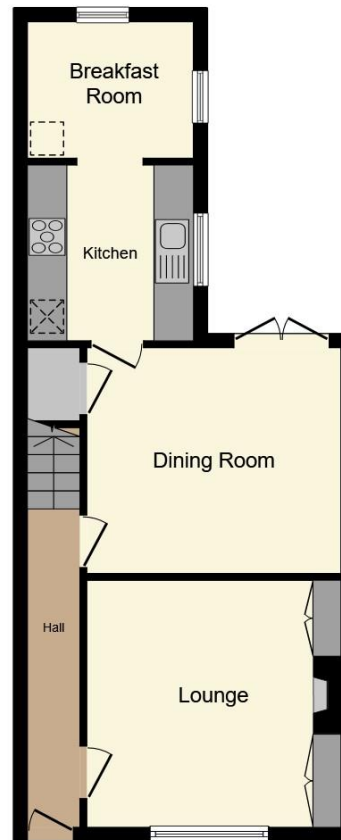
Velux to rear aspect, door to bedroom

Bedroom Three

10' 7" plus eaves storage x 9' plus recess (3.23m plus eaves storage x 2.74m plus recess)
Velux to front and rear aspect, wood flooring, built in wardrobe, eaves storage, radiator.

Outside

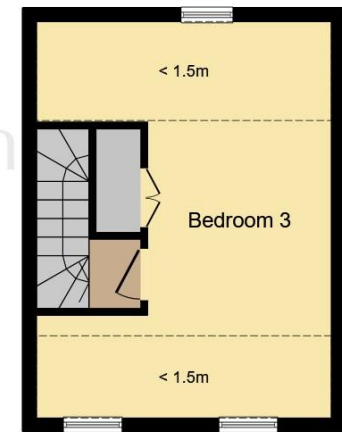
The property is approached via a pathway leading to the front door whilst to the rear there is a mature 70 ft garden laid to lawn STMS with mature beds and borders, two timber sheds, one of which is insulated, with double glazed windows to front as well as power and usable as a garden office, access to passageway.



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

Wellington Road, Norwich

- HALL ENTRANCE
- TWO RECEPTION ROOMS
- THREE BEDROOM VICTORIAN PROPERTY
- DOUBLE GLAZING / GAS FIRED CENTRAL HEATING
- NEWLY RENOVATED KITCHEN TO A HIGH SPECIFICATION

Tenure: Freehold EPC Rating: D

guide price

£425,000

directions to this property:

Proceed out of Norwich along the Earlham Road taking a left hand turning into Wellington 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:
UNR106298 - 0003

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