



Gloucester Street, Norwich NR2 2DY

welcome to

Gloucester Street, Norwich

GOLDEN TRIANGLE EXCELLENCE A beautiful bay fronted character home that has been modernised and extended for modern day living. Comprising three bedrooms off the landing and two well appointed bathrooms this outstanding home must be viewed to be appreciated.



Lounge

11' 5" plus bay x 11' 9" max into alcove (3.48m plus bay x 3.58m max into alcove)

Double glazed bay window to front aspect, door to front aspect, cast iron fireplace with tiled surround and hearth, ceiling rose, picture rails, fitted alcove storage cupboards and shelving, radiator, door to inner lobby;

Inner Lobby

Door from lounge, stairs to first floor landing, door to dining room;

Kitchen / Dining Room

22' 7" x 11' 8" max into alcove (6.88m x 3.56m max into alcove)

Dining Area: Cast iron fireplace with wooden surround and tiled hearth, picture rail, engineered wood floor, under stairs cupboard, radiator.

Kitchen Area : Open plan from dining area, fitted kitchen with a range of wall and base units, block wood work surfaces over, inset stainless steel sink and drainer, 5 ring gas hob, glass splash back, stainless steel and glass cooker hood over, electric oven, integrated dishwasher, integrated washing machine, integrated fridge freezer, recessed spot lighting, skylight, built in storage cupboard, door to side aspect leading to garden, door to bathroom;

Bathroom

Double glazed window to side aspect, modern suite comprising bath with mixer tap, mains shower over, glass shower screen, low level wc, vanity sink unit, part tiled walls, laminate floor, extractor fan, chrome heated towel rail.

Landing

Stairs leading to first floor from inner lobby, doors to bedrooms one and two, stairs to loft conversion and bedroom three.

Bedroom One

11' x 11' 9" max into alcove (3.35m x 3.58m max into alcove)

Double glazed window to rear aspect, built in cupboard, cast iron fireplace, wood floor, radiator, door to en suite shower room;

En Suite Shower Room

Double glazed window to rear aspect, modern suite comprising shower cubicle with mains fed shower, low level wc, vanity sink unit, part tiled walls, laminate floor, extractor fan, chrome heated towel rail, airing cupboard housing gas fired central heating boiler.

Bedroom Two

8' 2" x 11' 9" max into alcove (2.49m x 3.58m max into alcove)

Double glazed window to front aspect, cast iron fireplace, radiator.

Bedroom Three

Double glazed Velux window to rear aspect, fitted storage cupboard, radiator.

Outside

The property is approached via gated pathway leading to the front door with low level brick wall and iron railings to the front. To the rear there is an enclosed south west facing private rear garden with timber storage shed, bin store and seating area for alfresco dining.



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

Gloucester Street, Norwich

- ***GUIDE PRICE £350,000 - £375,000***
- BAY FRONTED TERRACED HOME ON PREMIUM STREET JUST OFF UNTHANK ROAD
- THREE BEDROOMS INCLUDING LOFT CONVERSION
- KITCHEN / DINING ROOM SIDE RETURN EXTENSION OFFERING SPACIOUS OPEN PLAN LIVING
- SOUTH / WEST FACING PRIVATE LOW MAINTENANCE GARDEN

Tenure: Freehold EPC Rating: D

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106301 - 0006

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