



Swansea Road, Norwich NR2 3HU

welcome to

Swansea Road, Norwich

****GUIDE PRICE £325,000 - £350,000** A RARE OPPORTUNITY PRESENTING QUALITY ACCOMMODATION IN THE GOLDEN TRIANGLE**



Lounge

Double glazed window and fully glazed door to front aspect to take in the view of the lush front garden. Cast iron and tiled fireplace with wooden surround, stripped pine floor, ceiling rose, cornice, radiator, door to inner lobby;

Inner Lobby

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

Dining Room

Double glazed window to rear aspect, under stairs cupboard, stripped pine floor radiator, open to kitchen;

Kitchen

Double glazed windows to side aspect, modern fitted kitchen with a range of wall and base units, Solid work surfaces over, one and a half bowl sink and drainer with water filter mixer tap, induction hob, electric eye line oven, fridge and freezer, space for washing machine, integrated dishwasher, tiled floor and splash back, feature lighting, fully glazed door to side aspect leading to garden, door leading to bathroom;

Bathroom

Double glazed window to side aspect, suite comprising Jacuzzi bath with mixer tap and mains shower over, glazed shower screen, vanity sink unit, low level wc, extractor fan.

Landing

Stairs leading from inner lobby to first floor landing, doors ;leading to bedrooms one, two and three

Bedroom One

Double glazed window to front aspect, over stairs cupboard, radiator.

Bedroom Two

Double glazed window to rear aspect, radiator, door to bedroom three;

Bedroom Three

Double glazed window to rear aspect, radiator.

Outside

The front and rear gardens offer a serene escape within a city location which the current vendor has transformed into a tropical oasis. The mature flowering honeysuckle, rose arbour's, brick wall, and privacy fencing offer a private haven for the outdoor bath. The rear garden offers the addition of an external office / home studio, refurbished with insulation, new consumer unit, wiring, heating and lighting.



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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Swansea Road, Norwich

- STUNNING EXAMPLE OF A PERIOD RESIDENCE ON SOUGHT AFTER GOLDEN TRIANGLE STREET
- TWO / THREE BEDROOMS WITH THE FIRST FLOOR ACCOMMODATION OVER THE PASSAGE
- TROPICAL MANICURED GARDENS TO THE FRONT AND REAR OF THE PROPERTY
- OUTBUILDING CREATING AN OUTSIDE ROOM IDEAL AS A HOME OFFICE OR STUDIO

Tenure: Freehold EPC Rating: D

offers over

£325,000



directions to this property:

Proceed out of Norwich via the Unthank Road taking a right hand turn into Park Lane and proceed into The Avenues. Take a right hand turn into Swansea 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:
UNR106248 - 0005

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