



**Whitehall Road, Norwich NR2 3EN**

**welcome to**

**Whitehall Road, Norwich**

William H Brown are pleased to present this refined terraced residence which seamlessly melds classic charm with modern comfort.



### Entrance Hall

Glazed front door to front aspect, wood floor, corbels, picture rail, meter cupboard, under stairs storage area, radiator, doors to lounge, dining room and kitchen, stairs to first floor landing.

### Lounge

12' plus bay x 11' 5" max into alcove ( 3.66m plus bay x 3.48m max into alcove )

Double glazed bay window to front aspect, alcove cupboards and shelving, gas fire with back boiler, ceiling rose, cornice, picture rail, radiator, open to dining room;

### Dining Room

12' x 9' 9" max ( 3.66m x 2.97m max )

Double glazed french doors to rear aspect leading to garden, tiled fireplace with tiled hearth and wooden surround, ceiling rose, picture rail, radiator.

### Kitchen / Breakfast Room

16' x 9' ( 4.88m x 2.74m )

Double glazed windows to rear and side aspect, modern fitted kitchen with a range of wall and base units, quartz work surfaces over inset ceramic sink and drainer, plumbing an space for washing machine and dishwasher, electric oven , induction hob, space for fridge freezer, cast iron wood burner, double glazed door to rear aspect leading to garden.

### Landing

Stairs leading from entrance hall to first floor landing, airing cupboard housing immersion tank, loft access providing a boarded out space with roof windows to front and rear aspect, eaves storage.

### Bedroom One

12' x 15' 4" max ( 3.66m x 4.67m max )

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

### Bedroom Two

11' 9" x 10' max ( 3.58m x 3.05m max )

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

### Bedroom Three

9' 4" x 9' ( 2.84m x 2.74m )

Double glazed window to rear aspect, radiator.

### Loft Room

Offering space for storage or loft conversion STPP, two velux windows and eaves storage, boarded throughout and is currently being used as an office/studio.

### Bathroom

Double glazed window to side aspect, suite comprising bath with mixer tap and mains shower over, low level wc, wash hand basin, part tiled walls, chrome heated towel rail.

### Outside

To the rear of the property there is a south faced rear garden with a shared alleyway leading to the front offering additional access to the rear garden.



**Ground Floor**

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



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welcome to

## Whitehall Road, Norwich

- HALL ENTRANCE
- OPEN PLAN RECEPTION & DINING ROOM BOASTING ORIGINAL FEATURES
- THREE FIRST FLOOR BEDROOMS
- IDEAL FAMILY HOME IN CATCHMENT FOR RECREATION ROAD INFANT, AVENUES JUNIOR AND CITY OF NORWICH HIGH SCHOOL
- BOARDED LOFT OFFERING POTENTIAL FOR ADDITIONAL STORAGE OR LOFT CONVERSION STPP

Tenure: Freehold EPC Rating: Awaited

**£425,000**



### directions to this property:

Proceed out of Norwich via the Unthank Road taking a right hand turn into Park Lane taking your next left into Portersfield Road. Take a right hand turn into Whitehall 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:  
UNR106381 - 0005

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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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