



St. Stephens Road, Norwich NR1 3RA

welcome to

St. Stephens Road, Norwich

AN EXQUISITE PERIOD HOME ON THE CUSP OF THE CITY CENTRE William H Brown are pleased to present to the market this delightful period home with an array of original features and versatile living accommodation.



Entrance Hall

Door to front aspect with stained glass inserts, geometric tiled floor, cornice, under stairs cupboard, doors to lounge, sitting room and inner lobby / utility area.

Lounge

12' 9" plus bay x 12' max (3.89m plus bay x 3.66m max)
Step back in time to appreciate the wonderful original features throughout this room with ash bay window to front aspect with secondary glazing, cast iron fireplace, tiled hearth, ornate plaster ceiling, cornice, picture rail, wood floors, high skirting boards, radiator.

Sitting Room

14' 9" x 10' 9" max (4.50m x 3.28m max)
Single glazed door to rear aspect leading to garden, fireplace with wooden surround and tiled hearth, wood floor, high skirting boards, picture rail, fitted shelving, door to kitchen / breakfast room.

Inner Lobby / Utility Room

Sash window to rear aspect, plumbing and space for washing machine, gas fired central heating boiler, vinyl flooring, radiator, door to shower room.

Shower Room

Suite comprising shower cubicle with electric shower, low level wc, wash hand basin, vinyl flooring, extractor fan.

Kitchen / Breakfast Room

16' x 8' 8" max (4.88m x 2.64m max)
Sash window to side aspect, double glazed window to side aspect, single glazed windows to rear aspect, freestanding kitchen with block wood work surfaces with inset ceramic sink and drainer with mixer tap, base storage units, freestanding electric cooker, space for fridge freezer, double glazed door to side aspect leading to garden.

Landing

Stairs from entrance hall to first floor landing, loft access, radiator, doors to all bedrooms and bathroom.

Bedroom One

12' 9" bay x 11' 9" max (3.89m bay x 3.58m max)
Sash bay window to front aspect, with secondary glazing, wood floor, picture rail, fitted shelving, radiator, door to bedroom four.

Bedroom Two

15' x 10' 3" max (4.57m x 3.12m max)
Sash window to rear aspect, wood floor, picture rail, radiator.

Bedroom Three

12' 9" x 8' 8" max (3.89m x 2.64m max)
Sash window to rear aspect, wood floor, built in cupboard, fitted shelving, radiators.

Bedroom Four

9' 3" x 5' 6" (2.82m x 1.68m)
Double glazed windows to front and side aspects, wood floor, radiator.

Bathroom

Sash window to rear aspect, suite comprising bath with mixer tap and shower attachment over, pedestal sink, low level wc, extractor fan, vinyl flooring, fitted shelving, radiator.

Outside

The property is approached via a gated pathway with enclosed gardens to the front side and rear which has the potential to create off road parking. The property offers a secure low maintenance garden with rear access gate.



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

St. Stephens Road, Norwich

- HALL ENTRANCE
- TWO RECEPTION ROOMS
- FOUR BEDROOMS
- AN ARRAY OF ORIGINAL FEATURES
- ENCLOSED GARDENS TO FRONT, SIDE AND REAR OF THE PROPERTY

Tenure: Freehold EPC Rating: E

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106400 - 0004

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