



**St Philips Road, NORWICH NR2 3BL**



**welcome to**

**St Philips Road, NORWICH**

\*\*\*GUIDE PRICE £475,000-£500,000 - A BEAUTIFUL EXAMPLE OF A PERIOD HOME IN FAVOURED GOLDEN TRIANGLE LOCATION\*\*\* Original features alongside recently replaced double glazed sash windows and external doors, new carpets, loft insulation and new boiler... Book your viewing today!



### Entrance Hall

Composite door to front aspect, under stairs cupboard with plumbing and space for washing machine, meter cupboard, ceiling rose, radiator, doors to lounge, dining room, wc and kitchen, composite door to side aspect leading to the rear garden.

### Lounge

12' 8" max x 11' 3" ( 3.86m max x 3.43m )  
Double glazed sash windows to front aspect, fitted alcove cupboards and shelving, cast iron fireplace, ceiling rose, picture rail, cornice, radiator.

### Dining Room

13' 2" max x 10' 2" ( 4.01m max x 3.10m )  
Double glazed sash windows to rear aspect, fitted alcove cupboards and shelving, cast iron fireplace, picture rail, radiator.

### Wc

Suite comprising low level wc and wash hand basin.

### Kitchen

10' x 8' 6" ( 3.05m x 2.59m )  
Double glazed sash windows to side aspect, bespoke hand built kitchen from the Annex comprising a range of base units, block wood work surfaces over, inset ceramic butler sink with mixer tap and drainer, tiled splash back, electric oven and induction hob, slimline dishwasher, gas fired central heating boiler, tiled floor, open to breakfast room;

### Breakfast Room

12' 2" x 7' 9" ( 3.71m x 2.36m )  
Double glazed casement window to side aspect, double glazed Velux roof window, tiled floor, wall lighting, radiator, double glazed french doors to rear aspect leading to rear garden.

### Landing

Stairs leading from entrance hall to first floor landing, fitted shelving, doors to all bedrooms and bathroom.

### Bedroom One

12' 8" max x 10' 3" ( 3.86m max x 3.12m )  
Double glazed sash window to front aspect, cast iron fireplace, fitted alcove cupboard, wood floor, radiator.

### Bedroom Two

12' max x 10' 2" ( 3.66m max x 3.10m )  
Double glazed sash window to rear aspect, fitted alcove cupboards, wood floor, loft access, radiator.

### Bedroom Three

13' 5" x 8' 7" ( 4.09m x 2.62m )  
Double glazed sash window to side aspect, built in cupboard, radiator.

### Bathroom

Double glazed sash window to front aspect, suite comprising bath with mains fed shower over, glass shower screen, low level wc, pedestal sink, radiator.

### External

The property is approached via a harlequin tiled pathway leading to the front with low level brick wall and planting. To the rear there is a beautiful and mature private garden which is laid to lawn and patio with timber shed, outside tap and an array of planting.



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

## St Philips Road, NORWICH

- GUIDE PRICE £475,000-£500,000
- END TERRACED HOME
- THREE RECEPTION ROOMS
- THREE BEDROOMS
- ORIGINAL FEATURES

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£475,000**

### directions to this property:

Proceed out of Norwich via the Earlham Road taking a right hand turn into Heigham Road, left into Stafford street and then right into St Phillips Road where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106714 - 0002

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