



St. Philips Road, Norwich NR2 3BL

welcome to

St. Philips Road, Norwich

ATTRACTIVE PERIOD HOME IN FAVOURED GOLDEN TRIANGLE LOCATION - Offered with no onward chain this well proportioned family home benefits from a west facing garden with outbuilding. Internal viewing is highly recommended!



Entrance Hall

Door to front aspect with fanlight over, laminate flooring, under stairs cupboard, corbels, radiator, doors to lounge, dining room and kitchen / breakfast room, stairs to first floor landing.

Lounge

12' 3" max x 12' 2" (3.73m max x 3.71m)
Sash window to front aspect, cast iron fireplace with surround and pamment hearth, picture rail, radiator.

Dining Room

11' 4" max x 11' (3.45m max x 3.35m)
French doors to rear aspect, picture rail, radiator.

Kitchen / Breakfast Room

22' 3" x 8' 8" max (6.78m x 2.64m max)
Casement and sash window to side aspect, fitted kitchen comprising a range of base units, roll top work surfaces over, inset stainless steel one an a half bowl sink an drainer, gas hob, electric oven, fitted shelving units, tongue and groove wood paneling, gas fired central heating boiler, door to utility room;

Utility Room

6' x 4' 5" (1.83m x 1.35m)
Window to rear aspect, double glazed door to side aspect leading garden, plumbing and space for washing machine, tiled floor, door to shower room;

Shower Room

6' x 3' 8" (1.83m x 1.12m)
Window to rear aspect, suite comprising walk in shower, with electric shower over, low level wc, wash hand basin, tiled floor, fully tiled floor, extractor fan, radiator.

Landing

Stairs leading from entrance hall to first floor landing, over stairs storage cupboard, loft access, doors to all bedrooms and bathroom.

Bedroom One

12' 3" max x 10' 3" (3.73m max x 3.12m)
Sash window to front aspect, cast iron fireplace, picture rail, radiator.

Bedroom Two

11' 3" max x 11' (3.43m max x 3.35m)
Sash window to rear aspect, cast iron fireplace, picture rail, radiator.

Bedroom Three

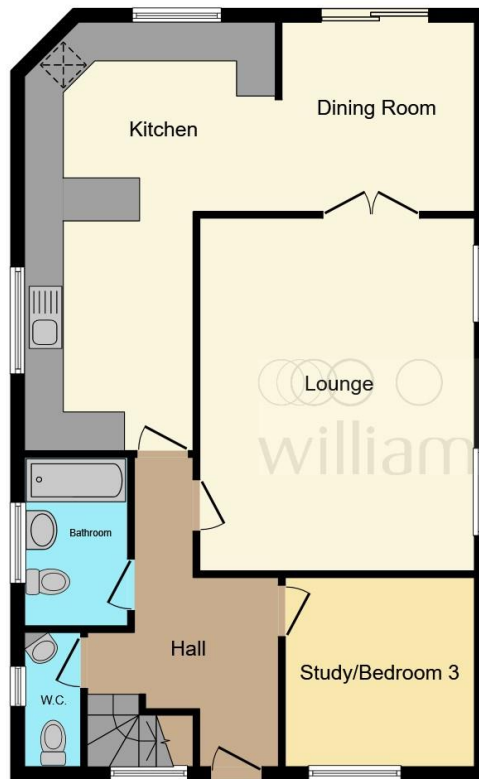
10' x 8' 9" max (3.05m x 2.67m max)
Sash window and casement window to side and rear aspects, radiator.

Bathroom

Sash window to front aspect, suite comprising bath, low level wc, pedestals sink, vinyl flooring, radiator.

External

The property is approached via a pathway leading to the front door through a garden laid to lawn with low level shrubs. To the rear there is a west facing garden which is mainly laid to lawn with a variety of plants and shrubs. The garden leads to a brick built shed which could be used as storage or be converted into leisure use. The garden is enclosed by wall and fencing with access via a shared passageway.



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



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welcome to

St. Philips Road, Norwich

- HALL ENTRANCE TERRACED HOME
- LOCATED ON A TREE LINED ROAD IN NORWICH'S ESTEEMED GOLDEN TRIANGLE
- TWO RECEPTION ROOMS
- THREE FIRST FLOOR BEDROOMS
- PRIVATE & GENEROUS WEST FACING REAR GARDEN

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers in the region of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106883 - 0003

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