



100 College Road, Norwich

£595,000 Freehold



websters.

Rarely available and spacious, this three-storey Victorian hall entrance home in the highly sought-after Golden Triangle offers four generous bedrooms, a single garage, and a south-facing rear garden. The property boasts an open plan sitting/dining room with a modern conservatory, three bathrooms, and an additional cloakroom for added convenience. The light kitchen/breakfast room is perfect for enjoying meals with family and friends, and a separate utility room adds to the functionality of the space.

The property offers a harmonious blend of period features and modern amenities, creating a comfortable and stylish living environment. With ample space for living and entertaining, this home presents a unique opportunity for those seeking a distinguished residence in a desirable neighbourhood.



- Rarely Available And Spacious Three Storey Victorian Hall Entrance Home
- Four Generous Bedrooms
- Highly Sought After Golden Triangle Location
- No Onward Chain
- South Facing Rear Garden With Single Garage Behind
- Open Plan Sitting / Dining Room And Modern Conservatory
- Three Bathrooms And Additional Cloakroom
- Light Kitchen / Breakfast Room And Separate Utility Room



Sitting / Dining Room

27' 1" x 12' 4" (8.26m x 3.75m)

Open plan space, bay fronted uPVC double glazed sash windows to the front aspect, under stairs storage cupboard, open fireplace with tiled hearth, iron and tiled inset and wooden surround, picture rails, floor laid to carpet and stripped wooden flooring, two radiators, corbel arch, gas coal effect fireplace with tiled hearth and inset with iron surround, cornicing, two ceiling roses and part glazed French double doors to the conservatory. Door to kitchen / breakfast room.

Conservatory

8' 10" x 5' 6" (2.70m x 1.68m)

Rebuilt in 2019, uPVC double glazed frame, uPVC double glazed French double doors to the rear garden, tiled flooring and obscure high level uPVC double glazed windows to the side aspect.

Kitchen / Breakfast Room

15' 8" x 9' 3" (4.78m x 2.81m)

Comprising a range of wall and base units with oak work tops, sunken ceramic Butler sink with mixer tap, tiled flooring, sash window to the conservatory, uPVC double glazed window to the side aspect, coving, radiator, free standing electric cooker with gas hob and extractor fan over, tiled splash back, integrated dish washer and space for under counter fridge and freezer.

Utility Room

5' 8" x 5' 11" (1.73m x 1.81m)

Comprising a range of wall and base units with laminate work tops, space and plumbing for washing machine and tumble dryer, obscure uPVC double glazed door to the rear garden, uPVC double glazed window to the rear aspect, inset stainless steel sink with mixer tap and drainer, tiled splash back and tiled flooring. Door to cloakroom.

Cloakroom

Low set WC, obscure uPVC double glazed window to the rear aspect, pedestal hand wash basin with tiled splash back, tiled flooring and a radiator.

Bedroom One

12' 1" x 15' 4" (3.68m x 4.68m)

Large double bedroom with uPVC double glazed sash window to the front aspect, picture rails, built in wardrobe, feature iron fireplace, radiator and floor laid to carpet. Door to ensuite.

Ensuite

7' 11" x 4' 5" (2.41m x 1.34m)

Enclosed shower with tiled backing and folding door, low set WC and hand wash basin set to vanity with tiled splash back, uPVC double glazed sash window to the front aspect, floor laid to carpet, heated towel rail, extractor fan and part tiled walls.

Bedroom Two

12' 1" x 9' 10" (3.68m x 3.00m)

Double bedroom with a uPVC double glazed sash window to the rear aspect, feature iron fireplace, floor laid to carpet, picture rails and a radiator.

Bedroom Three

9' 2" x 7' 11" (2.80m x 2.42m)

Generous bedroom with a uPVC double glazed sash window to the rear aspect, built in storage cupboards, radiator, floor laid to carpet and a feature iron fireplace.

Bathroom

6' 0" x 6' 1" (1.84m x 1.85m)

Corner panel bath with shower over and tiled backing, low set WC, pedestal hand wash basin with tiled splash back, stripped and painted wooden flooring, part obscure uPVC double glazed sash window to the side aspect and a heated towel rail.

Bedroom Four

16' 8" x 10' 2" (5.07m x 3.09m)

Double bedroom with a uPVC double glazed window to the rear aspect, Velux window, radiator, built in storage cupboard and laminate flooring. Door to ensuite.

Ensuite

6' 5" x 5' 10" (1.95m x 1.79m)

Corner shower with tiled backing and folding door, low set WC, pedestal hand wash basin with tiled splash back, part tiled walls, Velux window, laminate flooring, eaves storage, extractor fan and a heated towel rail.

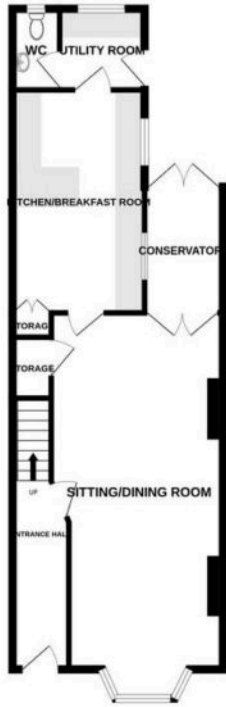
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

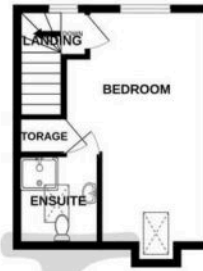
GROUND FLOOR



1ST FLOOR



2ND FLOOR



GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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