



Sandringham Road, Norwich NR2 3RY

welcome to

Sandringham Road, Norwich

A well-presented and characterful home situated on the sought-after Sandringham Road in the Golden Triangle of Norwich. Offering a blend of period charm and modern convenience, this property features spacious living accommodation, a stylish kitchen, and a private rear garden.



Front Garden

Low retaining brick walls to the front and sides with mature hedgerows. Wrought iron gate and concrete path leading to front door.

Outside of the garden to the right is an independent path leading to a shared secure side door. Passageway leads to the rear garden.

Entrance Hall

Composite front door, radiator, stairs to the first floor and doors to sitting room and dining room.

Lounge

UPVC bay window to the front aspect, wood flooring, picture rails, ornate ceiling rose, open fire place with tiled hearth and radiator

Dining Room

UPVC windows to the rear aspect, log burning stove, storage under stairs, picture rails and a radiator.

Utility Room

UPVC window to side aspect, work tops with plumping for washing machine, radiator, door to cloakroom and door to kitchen.

WC

Extractor fan, low level WC, hand basin.

Kitchen

UPVC windows to the rear and side, Karndean flooring. A range of wall and base units with laminate work tops, integrated dishwasher, one and a half sink with mixer tap, free standing gas cooker and hob. A ceiling velux window. Access to garden via a stable style outside door.

Landing

Wide landing leading to three bedrooms, bathroom, and storage, Radiator.

Bedroom 1

UPVC sash windows to the rear aspect, fireplace, radiator.

Bedroom 2

UPVC windows to the front aspect, fireplace, radiator.

Bedroom 3

UPVC windows to side aspect, radiator.

Bathroom

UPVC windows to front aspect. Bath with shower over, hand basin, low level WC, extractor fan,

Loft

Access via hatch on landing. Pull-down loft ladder. Fully insulated and stilted flooring. Firewall to neighbouring property facilitating private and secure storage

Rear Garden

Private well presented rear garden accessed via the kitchen or side passage.

Side path leads to a raised real yorkstone patio, lawned grass, raised vegetable patch, and a range of well established shrubs, plants and flowers.

To the rear of the garden is a shed along with trellising leading via a gate to a small paved area suitable for a log store and other storage.



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Sandringham Road, Norwich

- End of terrace, over the passage, bay fronted Victorian property
- Three bedrooms off landing
- Hall entrance
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- Golden Triangle location

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over

£400,000



directions to this property:

Follow Unthank Road towards the city, follow the road to the left on to Earlham Road, turn right on to Alexandra Road and then left on to Sandringham Road.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106886 - 0008

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william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk