

Ben Allman
Estate & Letting Agents



62 Stafford Street

, Norwich, NR2 3BD

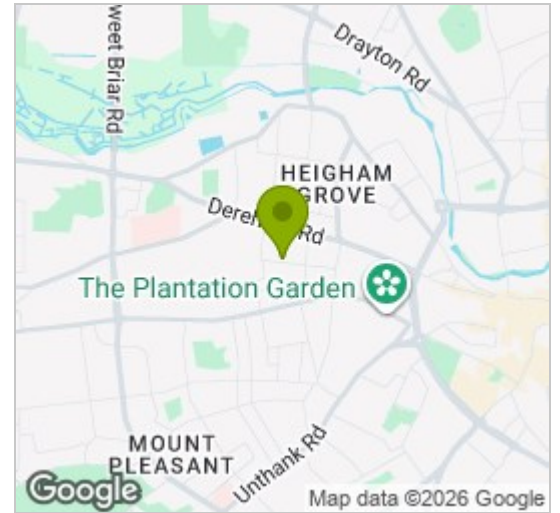
Offers in excess of £260,000



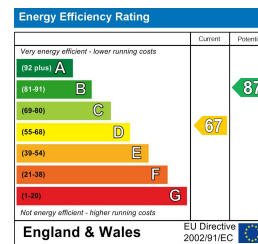
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Guide Price £260,000 - £270,000
- Over-The-Passage Victorian Terrace
- Modernised Ground Floor Shower Room
- Enclosed Rear Garden Beyond The Neighbours' Right-Of-Way
- Non-Permit Parking
- Vendors Have Found
- Extended To Front, Creating A Generous Sitting Room
- Beautifully Designed Open-Plan Kitchen/Dining Room
- Two Generous Double Bedrooms Which Are Approx. 4.25m Wide Due To Being Over-The-Passage
- EPC Rating - D



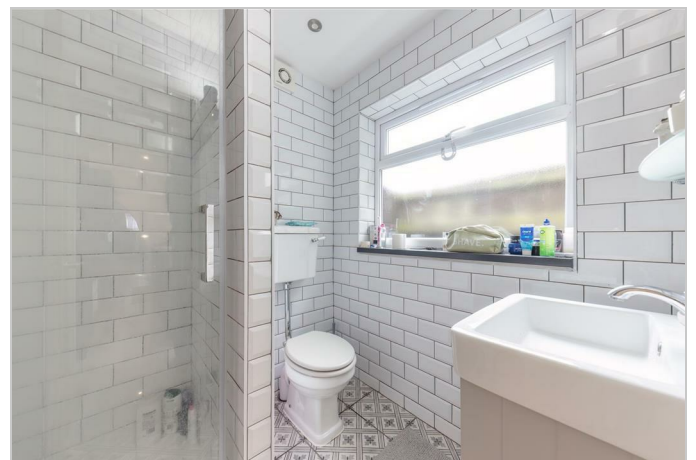
Guide Price £260,000 - £270,000 Bursting with charm and enhanced by thoughtful modern updates, this beautifully renovated over-the-passage, mid-terrace home offers generous and versatile living space in the heart of Norwich's ever-popular Golden Triangle. An extension to the front has created a notably large and inviting sitting room, positioned behind a small-paved and enclosed front garden.

To the rear, the home opens into a contemporary open-plan kitchen and dining area, creating an excellent use of the space for those who enjoy cooking and entertaining. The ground floor is completed by a sleek and stylish shower room, separated by a useful lobby area.

Upstairs, there are two well-proportioned double bedrooms, each extending to approximately 4.25 metres, alongside a third bedroom to the rear that has been beautifully designed as a nursery, though it would also suit a home office or dressing room.

Externally, the property benefits from an enclosed rear garden located beyond a shared right-of-way, complete with a timber storage shed. While there is a pedestrian right-of-way to the rear, the garden itself remains enclosed.

Ideally positioned within the Golden Triangle, the property is surrounded by a vibrant mix of independent pubs, cafés and local amenities, all while being just a short walk from Norwich city centre. There is non-permit street parking, a modern gas central heating system and uPVC double glazing throughout.



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