



COAST & COUNTRY LIVING

Finer Details



Two-bedroom Victorian terraced home
Highly sought-after Golden Triangle location
Quiet residential road
Original Victorian tiled pathway to the entrance
Light and characterful accommodation with high ceilings
Two reception rooms, both with feature fireplaces
Newly fitted kitchen
Recently fitted bathroom with large shower
Recently fitted combination boiler
Rear garden with useful brick-built store

Situated on a quiet road within the highly sought-after Golden Triangle area of Norwich, this attractive two-bedroom Victorian terrace combines period character with a number of thoughtful recent improvements.

The property's charm is apparent from the outset, with an original Victorian tiled pathway and edging leading to the front door and providing an appealing introduction to the home.

Inside, high ceilings and light-filled rooms enhance the sense of space, while traditional fireplaces and period details retain the character expected of a home of this era.

The sitting room is positioned at the front of the property, with a window providing plenty of natural light. A traditional fireplace creates an attractive focal point, complemented by the room's generous ceiling height and period proportions.





Beyond is a separate dining room, offering a versatile space for dining and entertaining. A further feature fireplace adds character, while an under-stairs cupboard provides useful storage. A door opens directly onto the rear garden, creating an easy connection between the house and outside space.

The recently fitted kitchen provides a fresh and practical addition to the property. Partly tiled and enjoying a window overlooking the rear garden, it offers a bright setting for everyday cooking.

The property also benefits from a recently fitted combination boiler.









Upstairs, the principal bedroom overlooks the front of the property and offers a comfortable, light-filled retreat.

The second bedroom is currently arranged as a combined home office and guest room, demonstrating the flexibility of the accommodation.

A charming cast-iron fireplace provides an attractive period feature. Completing the first floor is a recently fitted bathroom incorporating a generously sized shower and contemporary fittings.







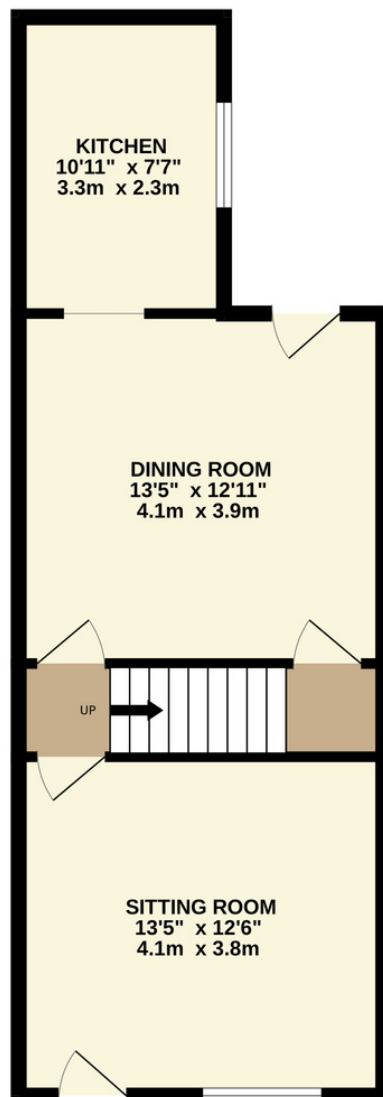
To the rear, the garden provides valuable outside space and also benefits from a brick-built store, offering useful additional functionality.

Of particular note is the property's potential for future expansion. A number of homes along the street have converted their loft spaces to create an additional bedroom. Subject to the necessary planning permission, building regulations and other required consents, a similar conversion may offer the opportunity to create a third bedroom, increase the available living space and potentially enhance the property's future value.

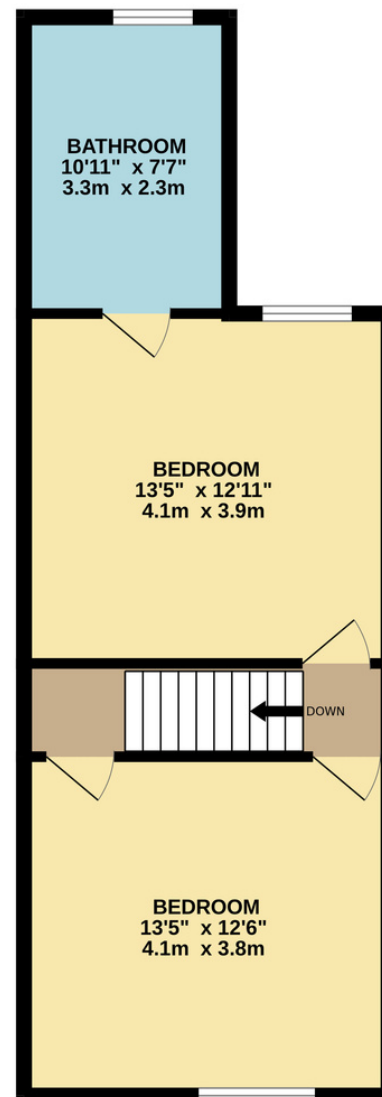




GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.

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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