



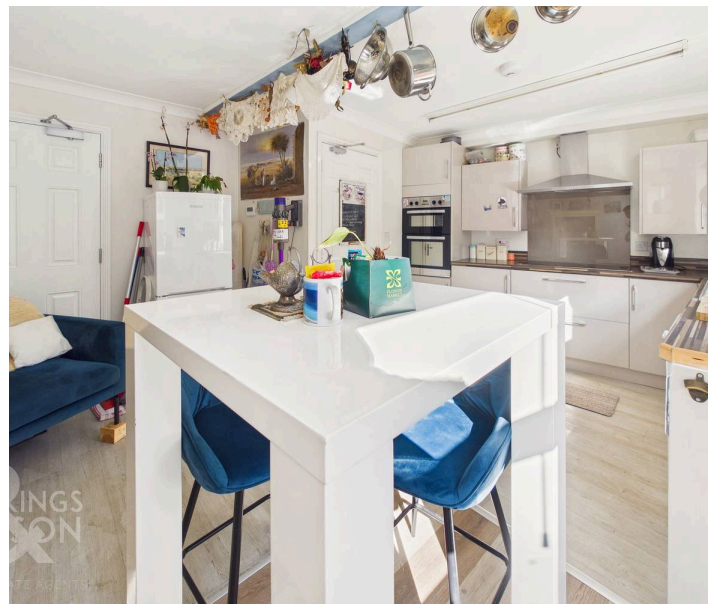
Old Laundry Court, Norwich - NR2 4GZ



Old Laundry Court

Norwich

TUCKED AWAY in a peaceful CUL-DE-SAC on a small, EXCLUSIVE DEVELOPMENT, this impressive SIX BEDROOM TERRACE TOWNHOUSE offers over 2,060 SQ. FT. (stms) of VERSATILE LIVING ACCOMMODATION, set amidst PICTURESQUE COMMUNAL GARDENS with VIEWS OVERLOOKING THE RIVER WENSUM. Currently configured as TWO SEPARATE PROPERTIES, ideal for MULTI-GENERATIONAL LIVING or RENTAL and currently registered as an HMO, the layout could be reversed to create a SPACIOUS FAMILY HOME. Step inside to discover a RECONFIGURED INTERIOR with two separate entrances, TASTEFULLY UPDATED with HIGH QUALITY FIXTURES and TASTEFUL DÉCOR throughout. The property boasts a 26' DUAL ASPECT SITTING/DINING ROOM with a KITCHENETTE on the second floor, offering an abundance of natural light and flexibility, a 16' KITCHEN/DINING ROOM with INTEGRATED APPLIANCES, and a GROUND FLOOR UTILITY ROOM for added convenience. Arranged over three floors, there are up to SIX WELL PROPORTIONED BEDROOMS, complemented by a GROUND FLOOR W.C, FAMILY SHOWER ROOM, FAMILY BATHROOM, and a THREE PIECE ENSUITE SHOWER ROOM.



The property also benefits from PRIVATE, FULLY ENCLOSED COURTYARD GARDENS to the rear, PARKING to the front, and an INTEGRAL GARAGE with an UP & OVER DOOR providing secure storage or additional parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 6 Bedroom Terrace Townhouse Offering Over 2,060 Sq. Ft (stms) Of Living Accommodation
- Currently Split Into Two Separate Properties, Ideal For Multi Generational Living/ Rental, Currently Registered As An HMO
- Reconfigured Layout With Tastefully Updated/ Improved Interior Fixtures & Décor
- Versatile 26' Dual Aspect Sitting/ Dining Room With Kitchenette On The Second Floor
- 16' Kitchen/Dining Room With Integrated Appliances & Ground Floor Utility Room
- Ground Floor W.C, Family Shower Room, Family Bathroom & Three Piece Ensuite Shower Room
- Private & Fully Enclosed Small Courtyard Gardens To Rear
- Parking To Front & Integral Garage With Up & Over Door

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping district, city college, train station and Riverside complex.



A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. Easy access to main road links can be found, in particular the A11 and A47. Popular near by locations include Gibraltar Gardens, Harry's Soul Station and The Belle Vue. This property has the rare balance of urban convenience while having the access to nature.

SETTING THE SCENE

Set back from the road and tucked away within this small and peaceful development, the property enjoys a quiet position with immediate access to well established and maintained communal gardens. Parking is available to the front, while an integral garage provides further secure parking and storage, accessed via an up-and-over door. The main entrance is positioned to the front beneath an open porch.

THE GRAND TOUR

Stepping inside, the spacious entrance hallway provides an excellent introduction to the accommodation, featuring a convenient two piece WC, stairs rising to the first floor with useful storage beneath and direct access into the integral garage. At the end of the hallway, a flexible ground floor double bedroom provides excellent versatility. The room features hard flooring, ample space for a double bed and a sink with vanity unit, while a rear door opens directly onto the garden. This space additionally benefits from plumbing for utilities/ white goods.

Ascending to the carpeted first floor landing, doors lead through to the principal living accommodation. The 16' kitchen/dining room overlooks the rear of the property and features a well presented, fully fitted kitchen with a comprehensive range of wall and base storage units. Integrated appliances include an oven and grill, inset electric hob and extractor above, while under counter plumbing is provided for a dishwasher. Generous worktop space wraps around the kitchen and incorporates an inset ceramic sink with mixer tap. The remainder of the room provides ample space for a formal dining set, creating a practical and sociable environment for everyday living and entertaining. Adjacent, the spacious double bedroom could easily be utilised as an additional reception room, Light wood effect flooring runs underfoot, while uPVC double glazed windows and French doors opening onto a balcony ensure the room is flooded with natural light. The balcony overlooks the front of the development and provides a pleasant outdoor seating area.

Ascending to the second floor landing, loft access is provided overhead, while doors open to three further bedrooms. The two smaller bedrooms both feature carpeted flooring, radiators and uPVC double glazed windows, while the larger bedroom is generously proportioned, comfortably accommodating a large double bed and freestanding storage furniture. This room also benefits from a private three piece ensuite shower room, featuring an inset shower cubicle with tiled splashbacks, a rainfall showerhead, wall mounted heated towel rail and an attractive bespoke sink and vanity unit. The remaining bedrooms are served by the well proportioned

three piece family bathroom, which features a generous corner bath with shower over, plentiful fitted storage, a wall mounted heated towel rail and a bespoke sink and vanity unit.

ANNEXE

The property further benefits from a versatile and self contained style annex arrangement, accessed separately from the rear of the home. Entering into the annex hallway, stairs rise to the upper floors, while direct access is provided into a well proportioned utility room. The utility room offers useful storage, ideal for keeping coats and shoes neatly tucked away, together with plumbing and space for a washing machine and tumble dryer.

Ascending to the first floor, a spacious landing provides access to a further well proportioned double bedroom. The bedroom features attractive wood effect flooring and ample space for storage furniture. Across the landing, the well appointed three piece family shower room features a generous walk in shower enclosure with glass screen, tiled splashbacks and a rainfall showerhead.

Continuing to the second floor, a doorway opens directly into the impressive 26' dual aspect sitting and dining room. This exceptionally versatile space is currently arranged to incorporate a bed, comfortable soft furnishings, formal dining area and a kitchenette to one side, while dual aspect windows flood the room with natural light.

The generous proportions offer considerable flexibility for a variety of uses, whether retained in its current arrangement or adapted to suit individual requirements. Loft access is available above, while an integrated storage cupboard is conveniently positioned above the staircase.

FIND US

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What3Words : ///scuba.unique.dined

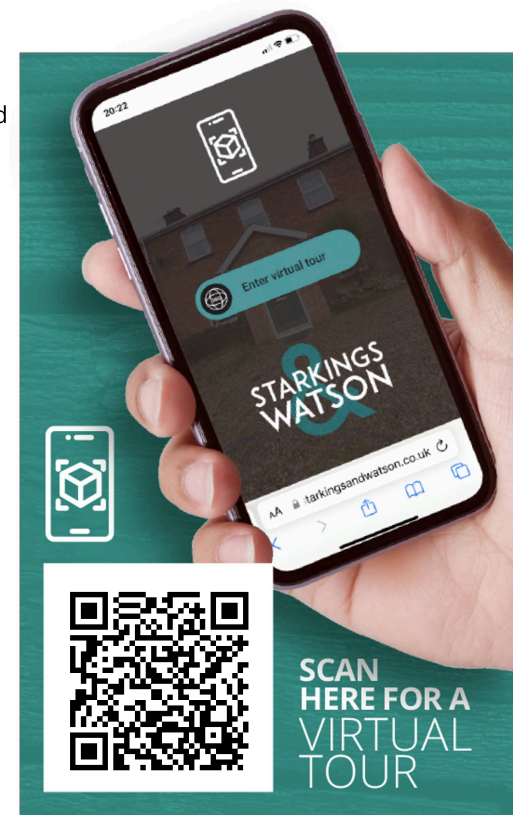
VIRTUAL TOUR

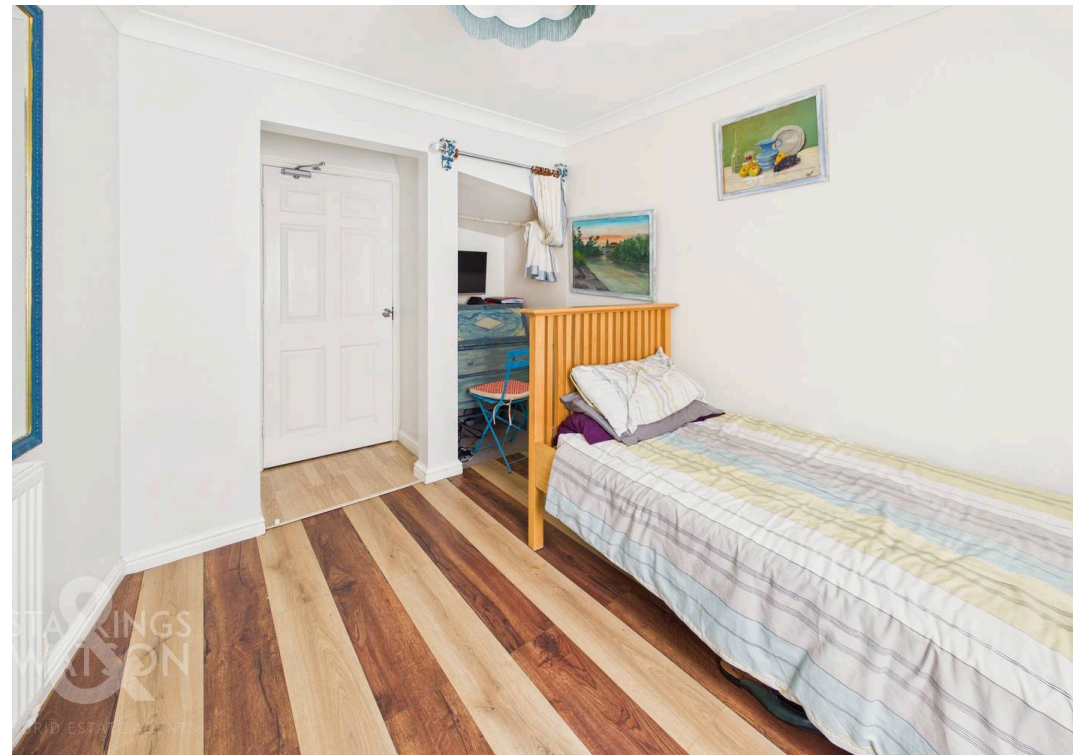
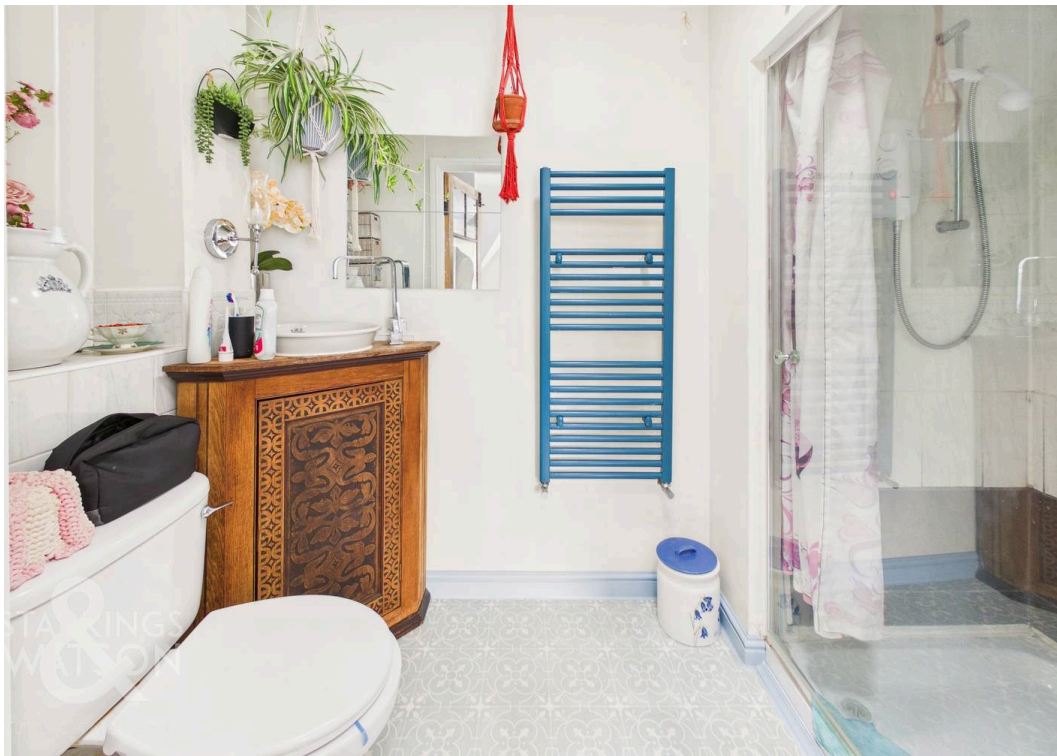
View our virtual tour for a full 360 degree of the interior of the property.

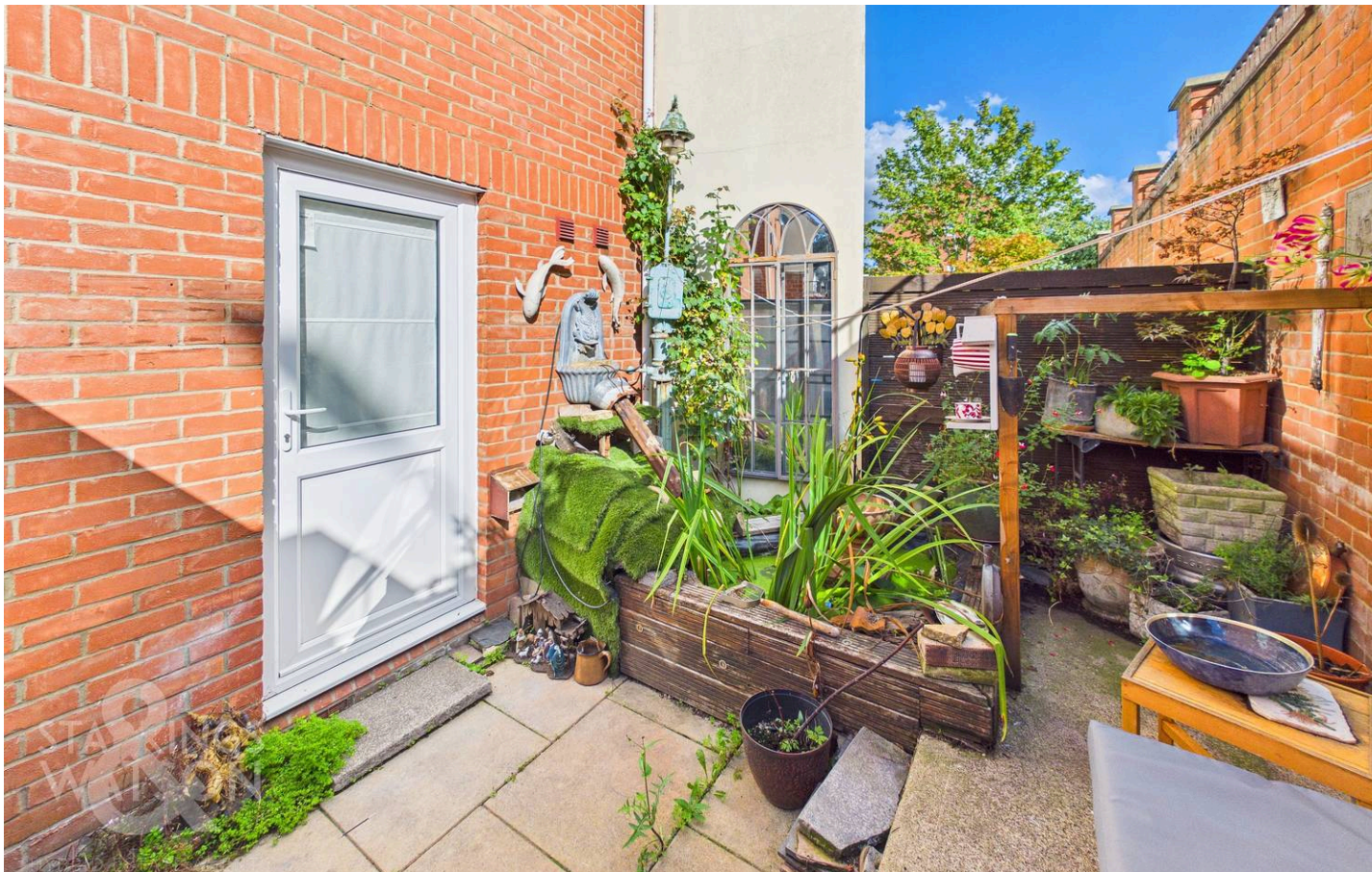
AGENTS NOTES

Any furniture in the home can be included subject to separate negotiation.

There is a service charge payable for maintenance and upkeep of the communal areas and gardens of approximately £316 per annum.

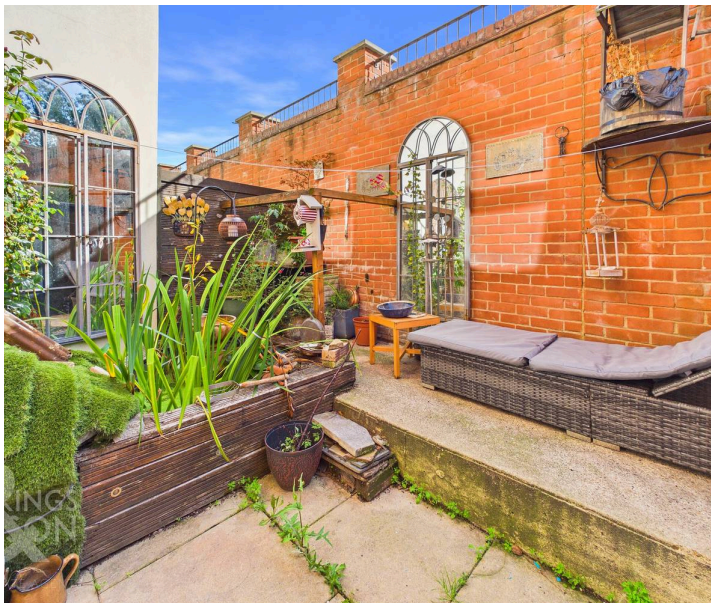


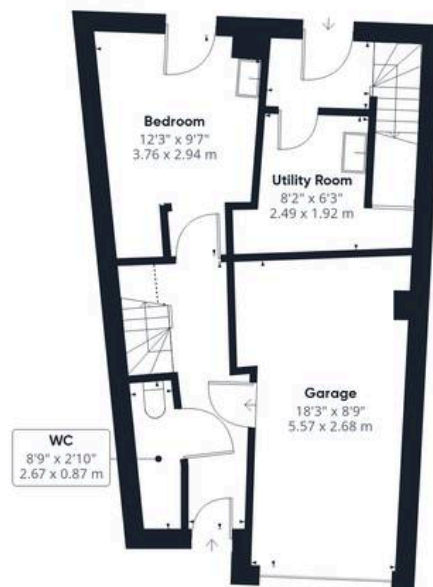




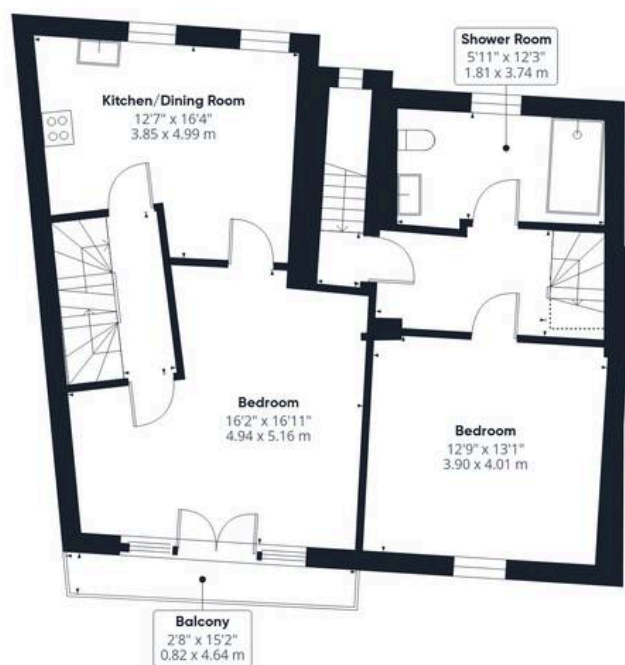
THE GREAT OUTDOORS

At the moment, the rear courtyard has been separated into two gardens as the property is currently rented, but this divider can easily be removed to create one larger area. Patio tiles give way to a raised area suitable for planting and a bistro set, perfect for outside dining and entertaining. The garden also has outside lighting, external tap and a raised pond. To the right is a latch and brace gate, taking you to the front of the property.

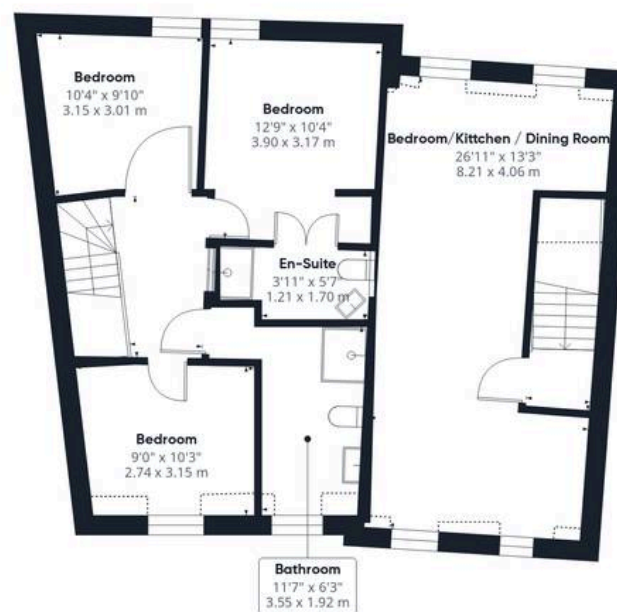




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2063 ft²

191.8 m²

Balconies and terraces

40 ft²

3.7 m²

Reduced headroom

43 ft²

4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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