



Livingstone Street, Norwich - NR2 4HE



## Livingstone Street

Norwich

This EXTENDED MID-TERRACED HOME offers a fantastic opportunity for those seeking comfort and convenience, perfectly positioned within WALKING DISTANCE TO LOCAL AMENITIES & PUBLIC TRANSPORT LINKS, the property benefits from recent REDECORATION and NEW CARPET. Stepping through the ENCLOSED PORCH ENTRANCE, ideal for storing coats and shoes you are welcomed into the heart of the home, the spacious 16' EXTENDED SITTING ROOM offering abundant natural light and ample space for family relaxation or those who love to entertain. The flow continues seamlessly to the DINING ROOM, separated by STAIRS RISING to the first floor. The dining room boasts an INTEGRATED CUPBOARD, providing practical storage for every day living. The FULLY FITTED KITCHEN is equipped with INTEGRATED APPLIANCES and opens to a lean-to REAR PORCH, perfect for extra storage or as a utility area, leading directly to the garden for effortless indoor-outdoor living. A ground floor THREE PIECE FAMILY BATHROOM offers convenience for family living, including a shower over the bath.



Upstairs, stairs rise to the first floor where you will find TWO DOUBLE BEDROOMS opening from the landing, both with generous proportions, and a THIRD SINGLE BEDROOM accessed as a through room, ideal as a nursery, study, or dressing room. outside, ample NON-ALLOCATED PARKING is available in the vicinity, whilst the bisected REAR GARDEN is laid to patio and lawn, leading to a substantial STORAGE SHED.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended Mid-Terraced Home
- Walking Distance To Local Amenities & Public Transport Links
- Enclosed Porch Entrance
- 16' Extended Sitting Room
- Spacious Dining Room Opening To Kitchen With Integrated Appliances
- Three Bedrooms
- Ground Floor Three Piece Family Bathroom
- Mid-Bisect Rear Garden

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.

#### SETTING THE SCENE

Set back from the road, the property offers a low



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.

## THE GRAND TOUR

Once inside, the enclosed porch entrance provides an ideal space for storing coats and shoes, with a separate door leading through to the extended 16' sitting room. Newly laid carpeted flooring runs underfoot through the front portion of the room, which is currently utilised as a home office setup, while the main sitting area offers original wood flooring centred around an original fireplace, providing a sense of charm and character. The room allows for a range of soft furnishing layouts, with a further door opening to the dining room and stairs rising to the first floor. The dining room itself boasts a generously sized integrated storage cupboard with alcoves either side of the chimney breast utilised for shelving and storage furniture, while plenty of room is available for a formal dining table. Stepping through, the fully fitted kitchen offers extensive storage from a range of wall and base units additionally benefitting from integrated appliances including a double oven and four burner gas hob with extractor above. An inset ceramic sink with mixer tap is positioned below the window, with hard flooring running underfoot and under counter plumbing available for a washing machine. A door to the side leads to a separate lean-to rear porch, currently utilised for an 'American style' fridge/ freezer and as a boot room, with a further glass door opening to the garden. Completing the ground floor, the family bathroom offers tiled flooring and floor to ceiling tiling with a three piece suite including a bath with shower over and a wall mounted heated towel rail.

Ascending the stairs to the first floor landing, doors give way to two well proportioned double bedrooms. Initially, the main bedroom is positioned to the front of the home with original wood flooring, space for a large double bed, and an integrated storage cupboard tucked away in the corner. Across the hall, the similarly sized second double bedroom enjoys the same benefits with original wood flooring and space for a large double bed, this time with a rear aspect via uPVC double glazed windows overlooking the garden. A further door leads to the third bedroom, currently utilised as a well sized single bedroom; this room would also make an ideal home office, dressing room, or offers the potential to be converted into an ensuite bathroom.

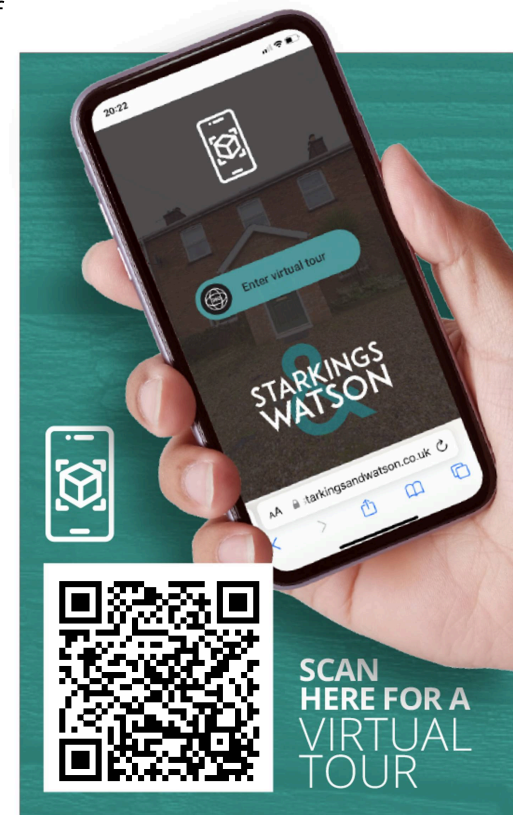
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## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

Stepping outside, the rear garden initially offers a flagstone pathway with an outside tap, leading to the main body of the garden which is predominantly laid to a well maintained lawn. To the right-hand boundary, a border flower bed offers a variety of plantings and shrubs, while a flagstone pathway continues to the foot of the garden. Here, a substantial patio provides ample space for outdoor furniture to enjoy the summer months, leading to a large timber storage shed also positioned at the foot of the garden.





Approximate total area<sup>(1)</sup>

791 ft<sup>2</sup>  
73.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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