



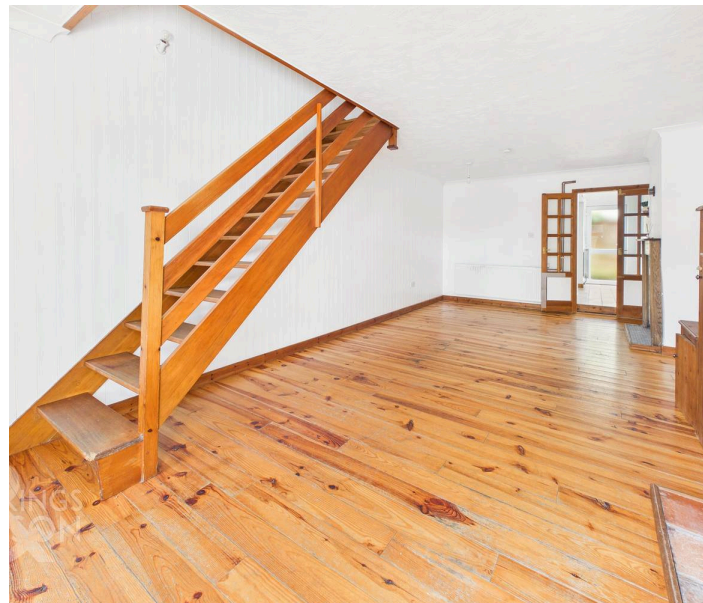
Alexandra Road, Norwich - NR2 3EA



Alexandra Road

Norwich

NO CHAIN. Presenting a CHARMING TWO BEDROOM TERRACED HOUSE in the highly sought-after NR2 GOLDEN TRIANGLE. Step through the welcoming PORCH ENTRANCE into a SPACIOUS 23' OPEN PLAN LIVING SPACE, ideal for relaxing or entertaining - complete with two feature fireplaces and wood flooring. The property boasts an EXTENDED FITTED KITCHEN with fitted cabinetry and generous work surfaces, all with GARDEN VIEWS, and featuring an UPGRADED ROOF to the extension (with BUILDING REGULATION APPROVAL for peace of mind). Upstairs, discover TWO WELL-PROPORTIONED BEDROOMS, each benefiting from a RANGE OF BUILT-IN STORAGE, ensuring clutter-free living. The FAMILY BATHROOM is conveniently located OFF THE LANDING and features a SHOWER OVER THE BATH, complemented by ATTRACTIVE TILING for a modern finish. A cleverly converted LOFT STORAGE ROOM, complete with a VELUX WINDOW, offers additional versatile space (perfect for hobbies, work, or further storage needs).



This mid-terrace home is a wonderful opportunity for first-time buyers, professionals, or investors seeking a stylish and practical residence in a vibrant community. The REAR GARDEN is accessed directly from the kitchen, opening onto a FLAGSTONE PATIO, and an area ready to be turfed, whilst being enclosed within NEWLY FENCED BOUNDARIES.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Mid-Terrace Home in the Popular NR2 Golden Triangle
- Upgraded Roofing to the Extension with Building Regulation Approval
- 23' Open Plan Living Space with a Porch Entrance
- Extended Fitted Kitchen with Garden Views
- Two Bedrooms with a Range of Built-in Storage
- Family Bathroom with a Shower Over the Bath & Attractive Tiling - Off the Landing
- Bi-Sected Garden with Newly Fenced Boundaries



Located in the ever popular and widely sought after Golden Triangle location on the edge of 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 football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

SETTING THE SCENE

A low level brick wall encloses the front courtyard garden, with a stepped entrance to the front door. The adjacent gated passageway leads to the bi-sected rear garden.

THE GRAND TOUR

With tiled flooring under foot and windows to front and side, the porch offers storage space, whilst giving the ideal entrance way into the open plan reception room. Wood flooring flows under foot for ease of maintenance, whilst two feature fireplaces create focal points to the room. Stairs rise to the first floor landing, whilst glazed double doors offer borrowed light from the kitchen beyond. Offering an extended layout with a part vaulted ceiling including twin velux windows, the open plan kitchen includes a u-shaped range of wall and base level units, with ample work surface space, and integrated cooking appliances including an inset gas hob and built-in electric oven. Matching up-stands and tiled splash-backs run around the room, with tiled flooring, and space for a washing machine, whilst the fridge freezer and dishwasher are integrated. A door leads out to the bi-sected garden beyond.

Upstairs, the landing is finished with wood flooring, whilst doors take you to the two bedrooms -both with uPVC double glazing, built-in wardrobes, and wood flooring. A pull down loft ladder leads to the loft storage room, complete with a velux window to the rear. Completing the property, the family bathroom offers a three piece suite with a mixer shower tap over the bath, rear facing window and attractive contrasting tiling.

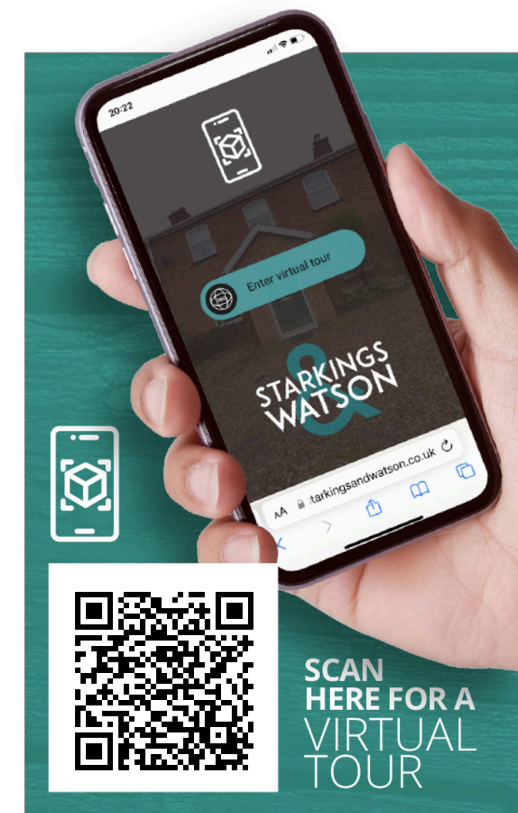
FIND US

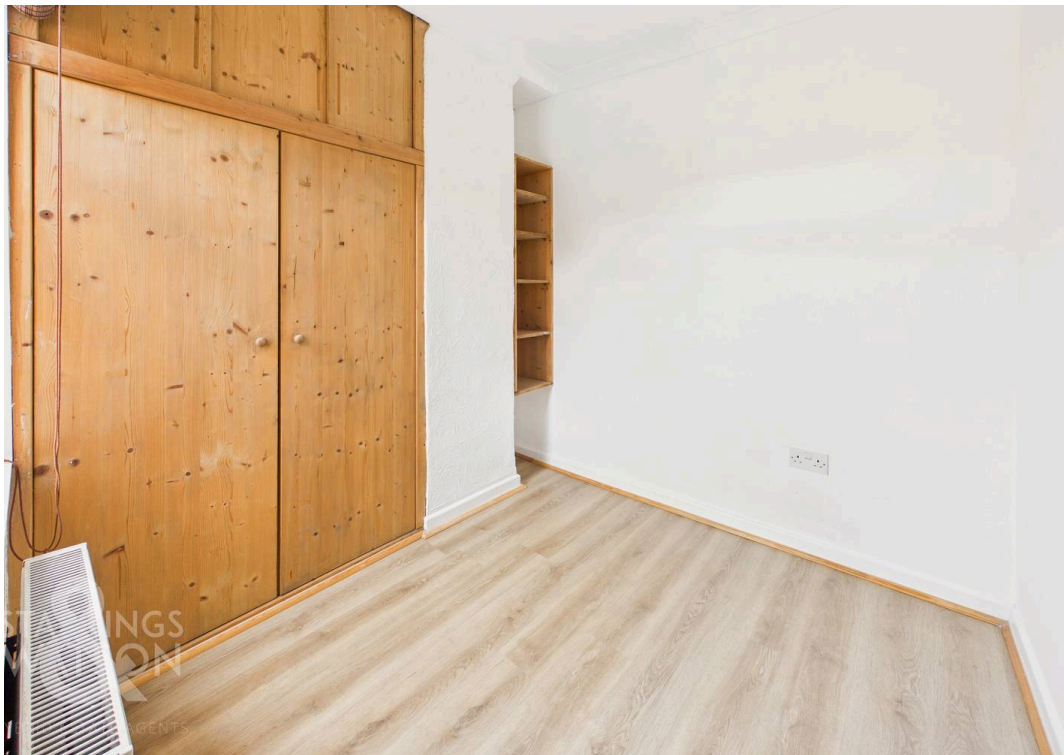
Postcode : NR2 3EA

What3Words : ///ship.value.party

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The bi-sected rear garden is accessed via a door in the kitchen, taking you to a flagstone patio, suitable for outside furniture and al fresco dining - there is also a handy storage shed. Further down the garden, a raised area with a further quaint patio sits at the bottom, perfect for evening retreats. The whole space is made safe with timber panel fencing.



Approximate total area⁽¹⁾

799 ft²

74.1 m²

Reduced headroom

59 ft²

5.5 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.