





House - Terraced (EPC Rating:)

BELVOIR STREET
GOLDEN TRIANGLE
NORWICH
NR2 3AY

Offers in excess of

£290,000

FEATURES

- Sellers have found!
- Over-the-passage position
- Modern fitted kitchen
- Modern family bathroom
- On road parking
- Three-bedroom mid-terraced
- Open-plan living
- Double bedrooms
- Landscaped rear garden
- Popular NR2 location

3 1 2

Ben Allman
Estate & Letting Agents

3 Bedroom House - Terraced located in Golden Triangle

An attractive and thoughtfully designed three-bedroom mid-terraced house, positioned over the passage and offering well-proportioned accommodation arranged over two floors. Combining character features with a contemporary finish, this stylish home offers excellent entertaining space, a well-considered layout and a beautifully maintained rear garden.

Upon entering, the sitting room provides a warm and inviting reception space, featuring a character fireplace and generous proportions. The room flows seamlessly into the dining room, creating an impressive open-plan living and entertaining area, with ample space for a large dining table and double doors opening onto the garden.

The modern kitchen is bright and well-appointed, featuring contemporary fitted units, integrated appliances and excellent worktop and cupboard space, with a further door providing access to the garden.

To the first floor, the spacious landing provides access to all three bedrooms and the family bathroom, with a subtle touch of personality in the form of distinctive leopard-print carpeting.

The primary bedroom is a bright and generous double with fitted wardrobes, while bedrooms two and three provide two further well-proportioned double bedrooms. The stylish family bathroom comprises a bath with overhead shower, wash basin and WC.

The landscaped rear garden is well maintained and features a decking area, creating an ideal setting for outdoor dining and entertaining.

Located within the popular NR2 area of Norwich, the property is well placed for access to the city centre, with a variety of independent shops, cafés, restaurants and everyday amenities nearby. Excellent transport links also provide convenient connections across the city and further afield.

Parking is available on the road.

A beautifully presented home combining period character, contemporary living and individuality, 21 Belvoir Street offers a stylish and welcoming property in a well-connected Norwich location.

SITTING ROOM

12'0" x 11'0"

Upon entering the property, you are welcomed into a bright and characterful sitting room which immediately sets the tone for this stylish home. Well proportioned and thoughtfully arranged, the room provides an inviting space for relaxing and entertaining. A character fireplace creates an attractive focal point and adds warmth and personality, while the open-plan arrangement allows the room to flow naturally through into the dining area.

DINING ROOM

11'0" x 9'0"

The dining room is a particularly impressive and versatile space, continuing seamlessly from the sitting room to create a generous open-plan entertaining area. There is ample room for a substantial dining table and accompanying furniture, making this an ideal space for hosting family and friends. Large double doors open directly onto the rear garden, bringing in plenty of natural light and creating a wonderful connection with the outside space. The staircase rises from here to the first floor.

KITCHEN

14'0" x 6'11"

Positioned towards the rear of the property, the kitchen is a bright and well-designed room combining practicality with a contemporary finish. A modern range of fitted wall and base units provides excellent storage, complemented by generous worktop space for food preparation. Integrated appliances are neatly incorporated into the design, helping to maintain a clean and streamlined appearance. A further door leads directly onto the rear garden, making the kitchen particularly convenient for everyday family life and entertaining.

FIRST FLOOR LANDING

A particularly spacious landing provides access to all three bedrooms and the family bathroom. The generous proportions give the landing a sense of openness, while the distinctive leopard-print carpet introduces a fun and confident touch of individuality to the home. It is a small detail that perfectly complements the property's character and gives the first floor its own sense of

PRIMARY BEDROOM

13'0" x 11'0"

The primary bedroom is a bright and spacious double room with generous proportions and plenty of flexibility for a substantial bed and additional bedroom furniture. Fitted wardrobes provide excellent built-in storage, helping to maximise the available floor space while keeping the room feeling neat and uncluttered. A comfortable and peaceful primary bedroom with plenty of natural light.

BEDROOM TWO

9'0" x 9'0"

A second well-proportioned double bedroom offering excellent versatility and plenty of space for a double bed, bedside furniture and additional storage. The generous proportions make this an ideal bedroom for family members or guests, while the room could equally accommodate a desk or occasional seating.

BEDROOM THREE

10'0" x 8'0"

Bedroom three is a further double bedroom, offering considerably more flexibility than might typically be expected from a third bedroom. With sufficient space for bedroom furniture, the room could comfortably serve as a child's bedroom, guest room, home office or creative space, depending on the requirements of the new owner.

BATHROOM

The family bathroom has been finished in a modern and contemporary style, creating a fresh and practical space. The suite comprises a full-size bath with overhead shower, wash basin and WC. The clean design and well-planned layout make this a comfortable bathroom for both everyday use and guests.



















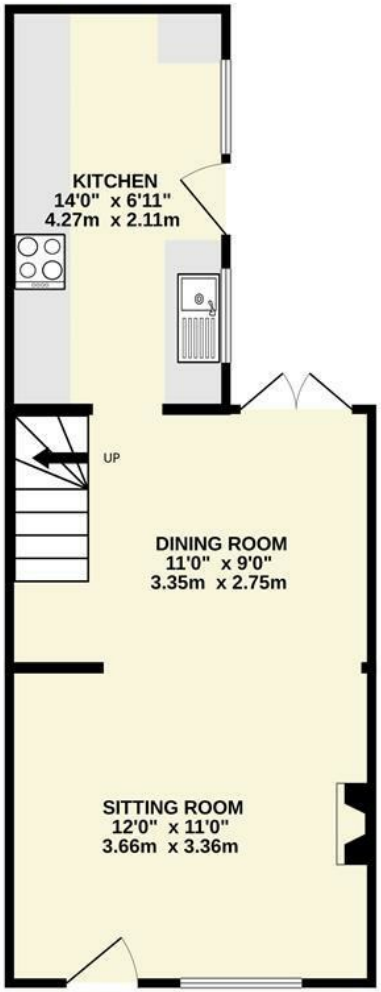
OUTSIDE

The landscaped rear garden is a lovely feature of the property and has been well maintained, providing an attractive outdoor space that complements the home's entertaining areas. The decking area creates a natural setting for outdoor seating, summer dining and entertaining, while the remainder of the garden provides space to enjoy the outdoors. With direct access from both the dining room and kitchen, the garden is particularly well connected to the main living accommodation. Parking is available on the road, providing convenient access for residents and visitors.

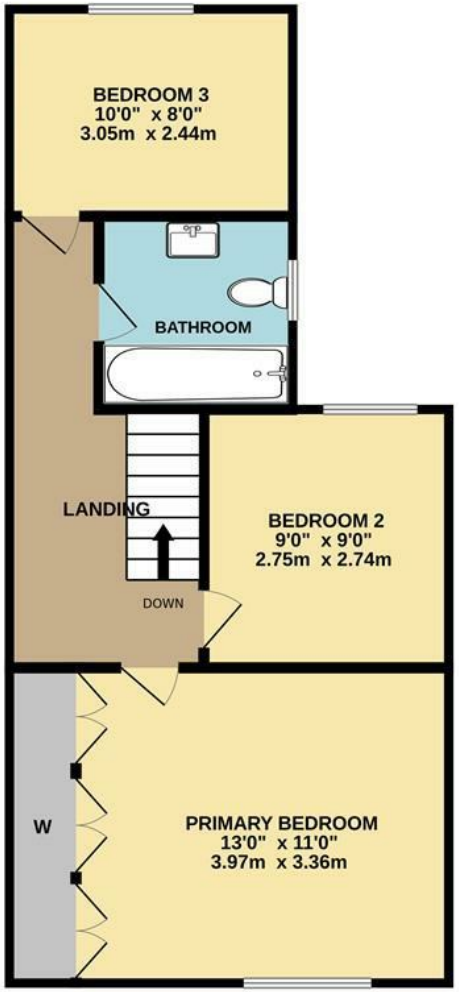
LOCATION

Situated in the popular NR2 area of Norwich, Belvoir Street is well placed for access to the city centre and its excellent selection of independent cafés, restaurants, bars and shops. The area offers a great balance of city living and residential character, with excellent transport links and a range of everyday amenities close by.

GROUND FLOOR



1ST FLOOR



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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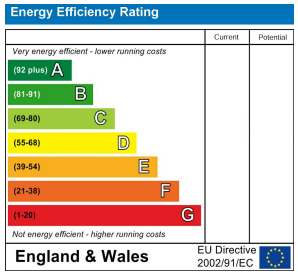
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