



**Newmarket Street, Norwich NR2 2DR**

**welcome to**

**Newmarket Street, Norwich**

**\*\*GUIDE PRICE £450,000 - £475,000\*\*** Offered to the market with NO ONWARD CHAIN this impressive hall entrance terraced home offers a unique opportunity to acquire a well balanced home with extended kitchen/dining room complemented by two comfortable reception rooms and three bedrooms off the landing.





### Entrance Hall

Door with fanlight over to front aspect, picture rail, laminate floor, corbels, picture rail, radiator, doors to lounge and sitting room, stairs to first floor landing.

### Lounge

12' 5" x 12' 4" max ( 3.78m x 3.76m max )

Double glazed sash window to front aspect, cast iron fireplace, built in alcove storage cupboards, ceiling rose, picture rail, cornice, laminate floor, radiator.

### Sitting Room

12' 4" x 13' 4" max ( 3.76m x 4.06m max )

Built in alcove cupboards and shelving, cast iron fireplace, laminate floor, vertical radiator, open to kitchen / dining room;

### Kitchen / Dining Room

14' 4" x 15' 5" max ( 4.37m x 4.70m max )

Double glazed window to rear aspect, double glazed french doors to rear aspect, fitted kitchen comprising a range of wall and base units, quartz work surfaces over, separate island, double sink with mixer tap, range cooker, ceramic cooker hood over, space for fridge / freezer, integrated dishwasher, plumbing and space for washing machine, part tiled walls, tiled floor, gas fired central heating boiler, radiator, door to under stairs wc;

### Wc

Suite comprising low level wc, wash hand basin, tiled splash back, extractor fan, consumer unit, electric meter.

### Landing

Stairs leading from entrance hall to first floor landing, fitted storage cupboard, doors to all bedrooms and bathroom.

### Bedroom One

12' 5" x 9' 6" max ( 3.78m x 2.90m max )

Double glazed sash window to front aspect, radiator.

### Bedroom Two

12' 5" x 11' max ( 3.78m x 3.35m max )

Double glazed window to rear aspect, cast iron fireplace, radiator.

### Bedroom Three

8' 9" x 6' 7" ( 2.67m x 2.01m )

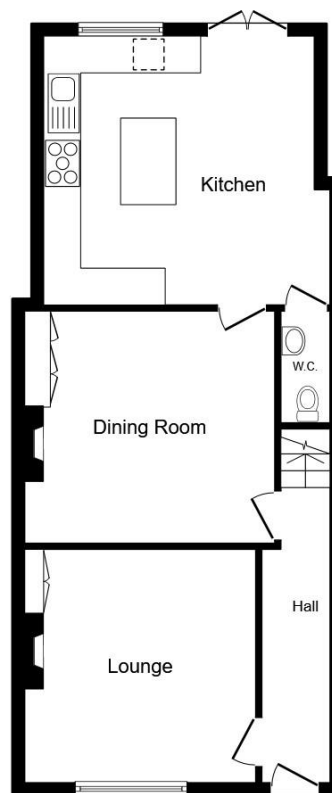
Double glazed sash window to front aspect, radiator.

### Bathroom

Double glazed window to rear aspect, suite comprising claw foot freestanding bath, separate shower cubicle with mains fed shower, low level wc, pedestal sink, tiled floor, tongue and groove wall paneling, extractor fan, chrome heated towel rail.

### External

A beautiful private, fully enclosed garden awaits-laid to lawn with a sunny patio perfect for relaxing or hosting with on-street permit parking.



**Ground Floor**



**First Floor**

Total floor area 102.7 m<sup>2</sup> (1,105 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## **Newmarket Street, Norwich**

- GUIDE PRICE £450,000 – £475,000
- HALL ENTRANCE TERRACE HOME
- TWO RECEPTION ROOMS PLUS OPEN PLAN KITCHEN / DINING ROOM AND DOWNSTAIRS WC
- THREE BEDROOMS OFF LANDING
- NEWLY RENOVATED KITCHEN, GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- ORIGINAL FEATURES

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106919 - 0008

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