



Livingstone Street, Norwich - NR2 4HE



Livingstone Street

Norwich

WELL POSITIONED in the ever-popular NR2 location, this ATTRACTIVE END-TERRACE FAMILY HOME provides the perfect blend of city convenience and residential tranquillity, offering EASY ACCESS TO THE CITY CENTRE while being within WALKING DISTANCE to LOCAL AMENITIES and TRANSPORT LINKS. Step through the welcoming entrance into a SPACIOUS SITTING ROOM, ideal for relaxing or entertaining, which flows seamlessly into a SEPARATE DINING ROOM perfect for family meals or social gatherings, benefitting from INTEGRATED STORAGE tucked away to the corner. The FULLY FITTED KITCHEN boasts INTEGRATED APPLIANCES, ensuring a sleek and practical cooking space with AMPLE STORAGE. The ground floor also features a three piece FAMILY BATHROOM, complete with a P-SHAPED BATH and SHOWER OVER, providing comfort and versatility for busy households. Upstairs, discover TWO DOUBLE BEDROOMS, each benefiting from INTEGRATED WARDROBES for ample storage, while the main bedroom enjoys a CONTEMPORARY three piece ENSUITE SHOWER ROOM offering a touch of luxury and privacy. Heading outside, the END-OF-BISECT GARDEN offers a MATURE FEEL perfect for enjoying the summer sun, with convenient access to the front of the home offering plentiful NON-ALLOCATED PARKING.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- End-Terrace Family Home
- Within Walking Distance To Local Amenities & Transport Links
- Spacious Sitting Room & Separate Dining Room
- Fully Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms Both including Integrated Wardrobes
- Ground Floor Family Bathroom & Modern Ensuite Shower Room
- End-Of-Bisect Mature Gardens
- Ample Non-Allocated Parking

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.



SETTING THE SCENE

Set back from the road behind low-level walling, the property features an enclosed frontage laid to shingle with an arrangement of shrubs and potted plants, while a bisecting pathway leads to the main entrance at the front of the home.

THE GRAND TOUR

Stepping inside, the welcoming sitting room features wood effect flooring underfoot with a front facing uPVC double-glazed window flooding the space with natural light. Centred around a feature fireplace with alcove space currently utilised for storage and a home office setup, the room comfortably accommodates a variety of soft furnishing layouts. An internal door leads through to an inner hall, where stairs rise to the first floor and into the separate dining room. Finished with hard flooring underfoot, this generous reception space centres around an exposed brick feature fireplace providing a characterful focal point. The space provides ample room for a formal dining table and soft furnishings, alongside alcove storage and a useful under-stairs cupboard tucked away to the corner. Continuing through, the fully fitted kitchen features low maintenance tiled flooring underfoot and is equipped with a range of wall and base storage units. Integrated appliances include an oven, a four burner gas hob, and an extractor above, with worktops to either side complemented by tiled splashbacks providing plenty of room for food preparation. A door provides direct access to the rear garden, while a further door leads to the ground floor three piece family bathroom, comprising a P-shaped bath with a shower over and glass screen, tiled surrounds, and a wall mounted heated towel rail.

Ascending the stairs to the first floor landing, doors open to two double bedrooms. Positioned to the front of the home, the first double bedroom features characterful original wood flooring, a large uPVC double-glazed window, and integrated storage. Overlooking the rear garden, the main double bedroom comfortably accommodates a double bed and freestanding furniture, further benefiting from built-in wardrobe space and a private, contemporary three piece ensuite shower room complete with a large walk-in shower and glass screen.

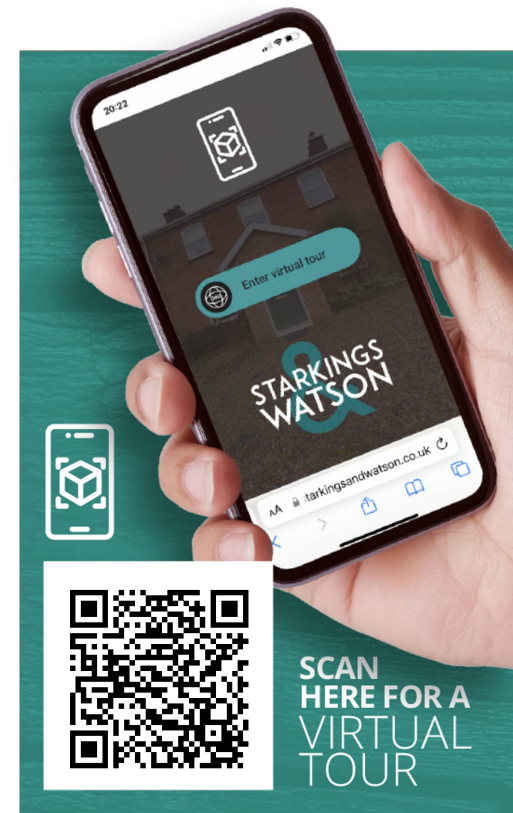
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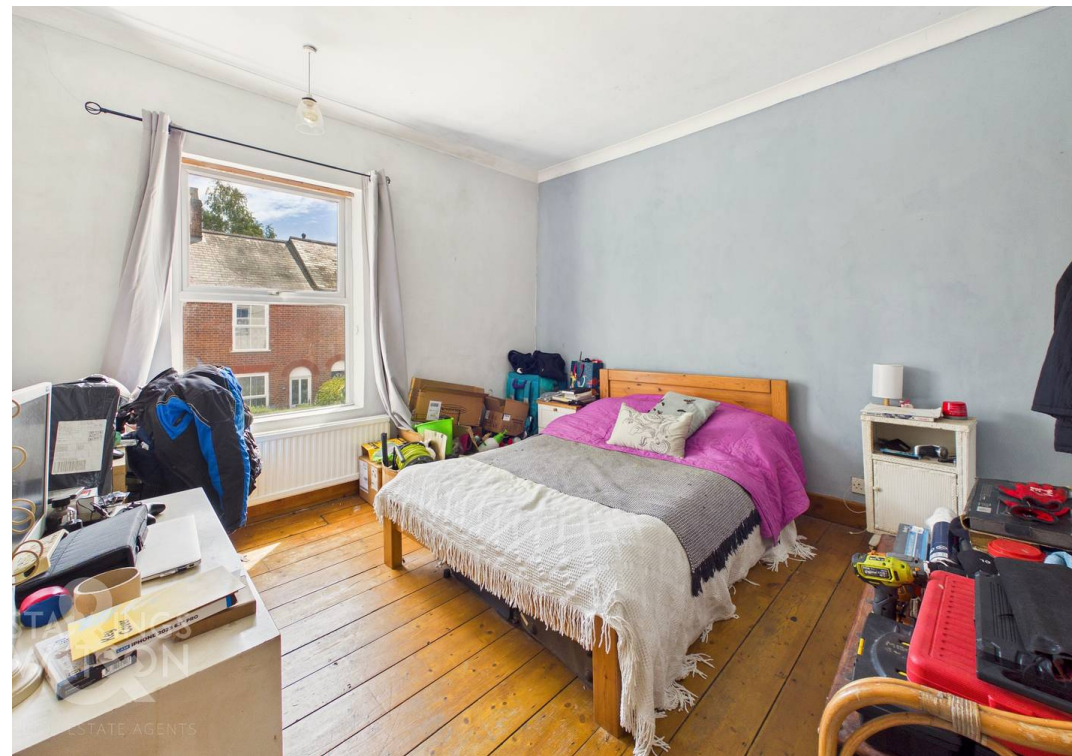
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VIRTUAL TOUR

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



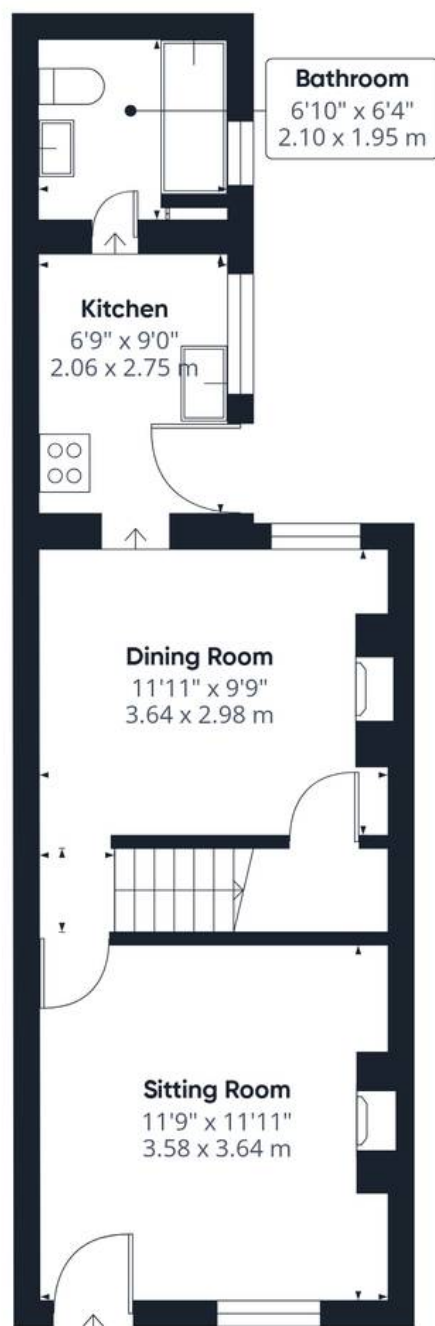




THE GREAT OUTDOORS

Stepping outside from the kitchen into the end-bisect enclosed garden, an initial courtyard area offers a charming space for potted plants. From here, a low level wooden fence opens into a mature garden filled with a variety of established shrubs and plantings. At the foot of the garden, a shingled area provides a perfect setting for outdoor furniture to enjoy the summer months with a side passageway offering a convenient access leading back to the front of the home.





Floor 1

Approximate total area⁽¹⁾

721 ft²
67 m²

(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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