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Select

Mile End Road  
Norwich



AN ELEGANT SEMI-DETACHED HOME OFFERING VERSATILE ANND SPACIOUS FAMILY LIVING LOCATED IN THE GOLDEN TRIANGLE.

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## 46 Mile End Road, Norwich, Norfolk, NR4 7QX

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### ENTRANCE HALL

Ornate glazed door to front aspect, cornice, under stairs cupboard, wall lighting, radiator, doors to sitting room, playroom, wc and kitchen breakfast room, stairs to first floor landing.

### SITTING ROOM

Ornate casement windows to bay window, fireplace with cast iron wood burner, wood floors, picture rail, wall lighting, radiator.

### FAMILY ROOM

Cast iron fireplace, laminate flooring, picture rail, cornice, radiator, french doors to rear aspect leading on to the garden.

### WC

Sash window to rear aspect, suite comprising low level wc, vanity sink unit, gas fired central heating boiler.

### KITCHEN / BREAKFAST ROOM

An inviting open plan working space that open into the dining room, sash windows to side aspect, kitchen comprises a range of wall and base units with block wood work surfaces over, inset ceramic sink and drainer, two electric Neff ovens, 5 ring gas hob, space for fridge freezer, plumbing and space for dishwasher, breakfast bar, tiled floor, radiator.

### DINING ROOM

An extension to the original house offering a fluid and versatile living space with vaulted ceilings and french doors leading onto the rear garden, tiled floor, radiator.





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### UTILITY ROOM

Fitted with a range of wall and base units, inset stainless steel sink and drainer, plumbing and space for washing machine and tumble dryer, tiled floor, door to front aspect, door to shower room;

### SHOWER ROOM

Suite comprising shower cubicle, low level wc, wash hand basin.

### LANDING

Stairs leading from entrance hall to first floor landing, sash windows to side aspect, doors to all bedrooms and loft room

### BEDROOM ONE

Double glazed window to front aspect, cast iron and tiled fireplace, fitted wardrobes, radiator.

### BEDROOM TWO

Double glazed window to rear aspect, laminate floor, radiator.

### BEDROOM THREE

Double glazed window to rear and side aspect, laminate floor, radiator.

### BEDROOM FOUR

Double glazed window to front aspect, radiator.

### FAMILY BATHROOM

Double glazed windows to side aspect, suite comprising bath with electric shower over, low level wc, pedestal sink, radiator.

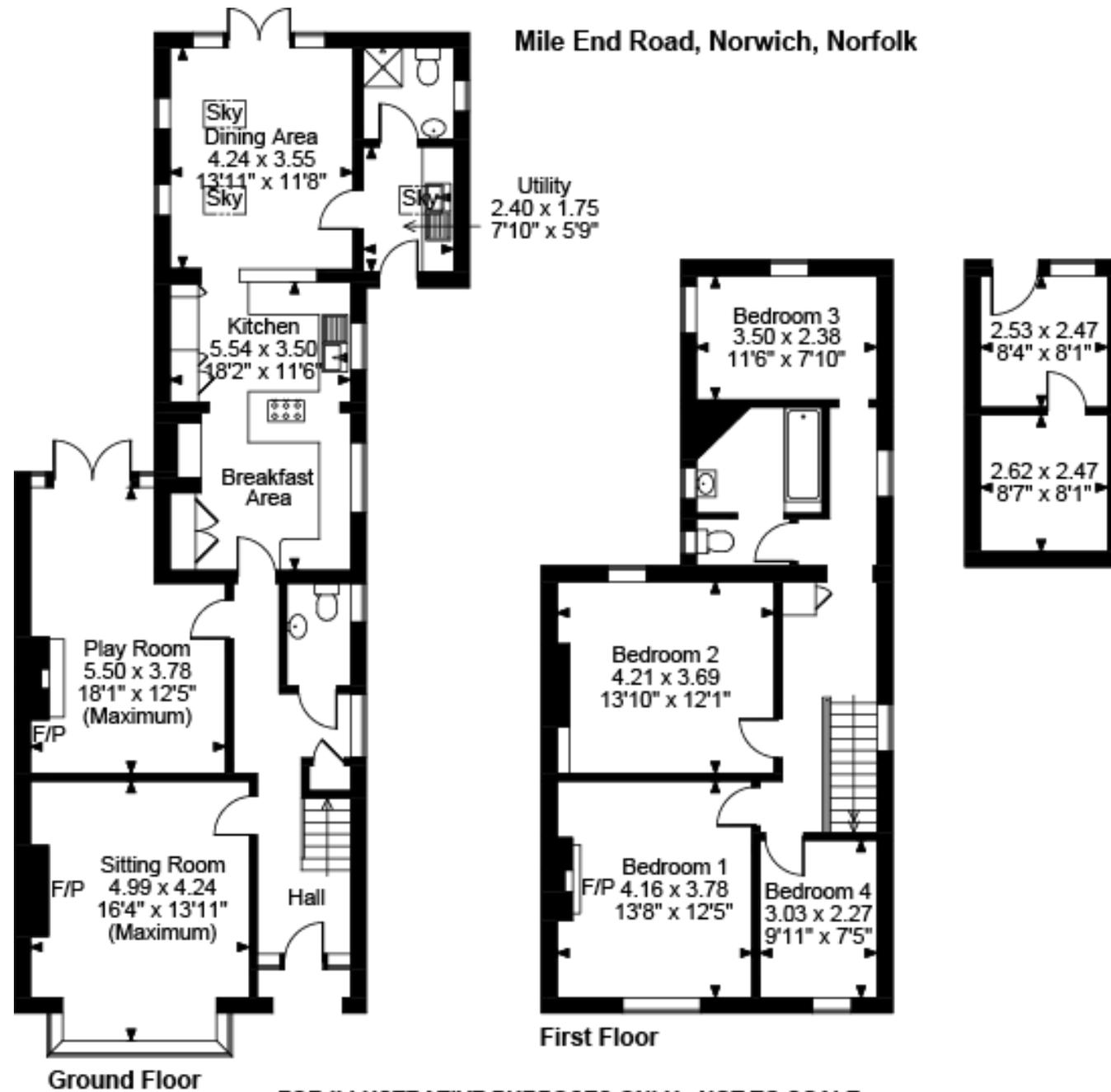




## EXTERNAL

The property offers a loft space leading from the first floor landing giving potential for additional storage and potential conversion opportunity. There is a double glazed windows to rear aspect and eaves storage.

Mile End Road, Norwich, Norfolk



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The position & size of doors, windows, appliances and other features are approximate only.

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# Select

£675,000

Situated in the sought-after Golden Triangle location of Norwich, this exquisite semi-detached property boasts an array of period features throughout, combined with modern conveniences to offer the perfect blend of charm and functionality. Featuring four comfortable bedrooms, this home is ideal for families looking for a spacious and versatile living space.

The rear of the property has been thoughtfully extended to create a fully open plan kitchen/dining area that seamlessly flows onto the manicured gardens, perfect for entertaining and enjoying the beautiful and mature southwest facing rear garden.

In addition to the stunning interior, this property offers driveway parking and a garage, providing ample space for vehicles and storage. The family-friendly layout and prime city location make this home a rare find, appealing to a discerning buyer seeking a harmonious blend of traditional elegance and contemporary design. Don't miss the opportunity to make this family haven your own.



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

Viewing by appointment with our  
Select Consultant on

01603 221797

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

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