



**Winter Road, Norwich NR2 3RR**

**welcome to**

## **Winter Road, Norwich**

A beautiful and charming corner end terrace within the GOLDEN TRIANGLE offering entrance hall, two light filled reception rooms and two comfortable double bedrooms. Situated on a corner plot the property benefits from a generous size west facing garden with outbuilding. Offered with no onward chain!



## Entrance Hall

Door to front aspect with windows to side aspects, radiator, wood floor, doors to lounge and dining room, stairs leading to first floor landing.

## Lounge

13' max into alcove x 11' 4" ( 3.96m max into alcove x 3.45m )

Windows to front and side aspects, cast iron fireplace, wood floor, picture rail, radiator.

## Dining Room

13' max into alcove x 11' 4" ( 3.96m max into alcove x 3.45m )

Windows to front and side aspects, fitted alcove shelving, under stairs storage housing consumer unit and meters, laminate floor, picture rail, wall lighting, radiator, door to kitchen.

## Kitchen

12' 7" x 7' ( 3.84m x 2.13m )

Windows to front and rear aspect, fitted kitchen comprising a range of wall and base units with open shelving, block wood work surfaces over, inset stainless steel sink and drainer, electric oven, 5 ring gas hob, stainless steel chimney style cooker hood over, plumbing and space for washing machine and dishwasher, integrated fridge and freezer, radiator, door to rear aspect leading to garden.

## Landing

Stairs leading from entrance hall to first floor landing, doors to both bedrooms.

## Bedroom One

13' max into alcove x 11' 5" ( 3.96m max into alcove x 3.48m )

Windows to front and side aspects, radiator, corridor leading to bathroom.

## Bedroom Two

9' 6" max into alcove x 11' 5" ( 2.90m max into alcove x 3.48m )

Window to side aspect, fitted shelving, radiator, corridor leading to bathroom.

## Bathroom

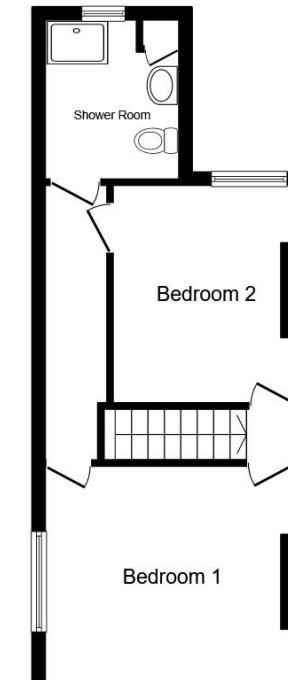
Window to rear aspect, modern white suite comprising shower cubicle with mains fed shower, wash hand basin, low level wc, vinyl flooring, cupboard housing gas fired central heating boiler, chrome heated towel rail.

## External

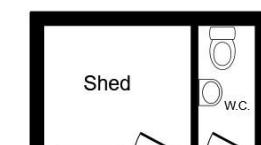
The property is situated on a corner plot with west facing gardens. The front garden is open plan to the road showcasing a variety of shrubs whilst the rear / side garden offers raised beds for planting, low maintenance garden and access to the outside wc and outbuilding which offers plumbing and space for the washing machine and tumble dryer.



**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 85.5 m<sup>2</sup> (920 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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welcome to

## Winter Road, Norwich

- CORNER END TERRACED HOME IN THE GOLDEN TRIANGLE
- ENTRANCE HALL
- TWO LIGHT FILLED RECEPTION ROOMS
- WELL EQUIPPED KITCHEN WITH INTEGRATED FRIDGE AND FREEZER, PLUMBING AND SPACE FOR WASHING MACHINE AND DISHWASHER, 5 RING GAS HOB AND ELECTRIC COOKER
- TWO DOUBLE BEDROOMS EACH PROVIDING ACCESS TO THE SHOWER ROOM

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

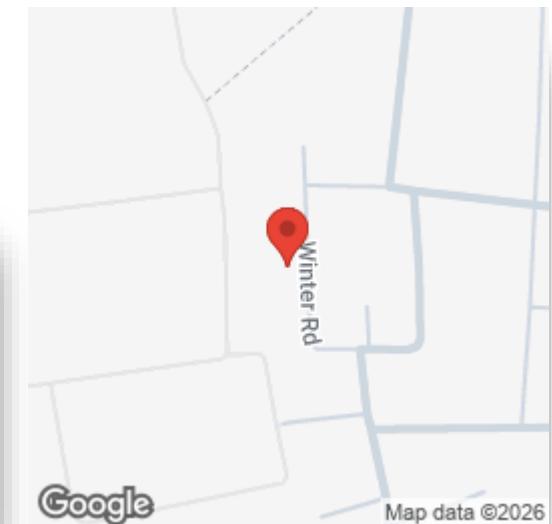
**£280,000**



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### directions to this property:

Proceed out of Norwich via the Earlham Road taking a right hand turning into Edinburgh Road, at the T junction bear left into Winter Road where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
UNR106990 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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