

Ben Allman
Estate & Letting Agents



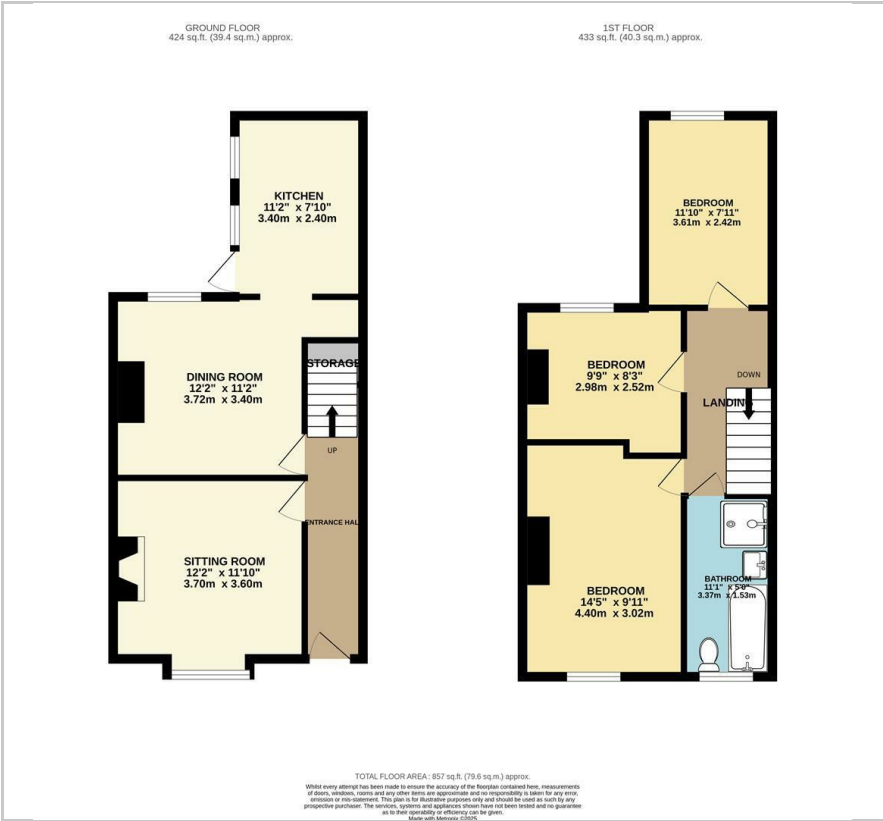
40 Beatrice Road

, Norwich, NR1 4BB

Guide price £300,000



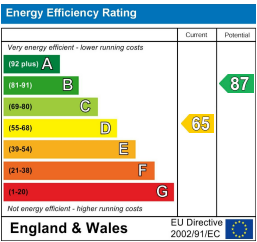
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Guide Price £300,000 - £325,000
- No Onward Chain
- Excellent Presented Hall-Entrance Victorian Terrace House
- Three Bedrooms And A Bathroom Off-Landing
- Bay-Fronted Sitting Room With Cast Iron Fireplace
- Upgraded Kitchen With Integrated Fridge/Freezer And Washing Machine
- Dining Room With Cast Iron Fireplace
- Enclosed Rear Courtyard
- Walking Distance To Norwich City Centre And Train Station
- EPC Rating - D



Excellent positioned on a tree-lined road in the popular Thorpe Hamlet, this stylishly updated terraced home offers the ideal blend of period charm and modern comfort - just a short stroll from Norwich city centre and the mainline train station.

Boasting classic red brick frontage and a distinctive bay window, the property immediately impresses. The welcoming front courtyard features Victorian checkerboard tiles, setting the tone for the character found throughout.

Inside, this hall-entrance house leads into a bright and inviting sitting room, complete with an original fireplace and bay-fronted window. Continuing down the hall, the property boasts a dining room, also complete with an original cast iron fireplace, and beyond that the room opens up to a beautifully designed kitchen which combines navy and white cabinetry with a traditional Belfast sink and integrated appliances.

Upstairs, the home continues to impress with three generously sized bedrooms. The family bathroom is well-appointed with both a bath and a separate shower.

Outside, the private rear garden is complete with a charming blossoming tree and rear gate.



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