



62 St. Stephens Terrace
St. Stephens Road | Norwich | Norfolk | NR1 3RE

FINE & COUNTRY

IN THE BEST OF HEALTH



“A happy home in the heart of the city, you’ll own a part of history with this abode. So convenient for everything, schools, shops and more, you’ll not need to wander, it’s all down the road. A beautiful blend of period and contemporary, it’s deceptively spacious and flexible too. With garage, parking and garden it has everything you need – a stylish home with the city your view.”







- An elegant Grade II Listed, Georgian Town House arranged over Four Floors and situated in a Prime City Location
- Very Versatile Living Accommodation can be Utilised in Many Different Ways
- Three/Five Bedrooms: Principal Bedroom with En-Suite
- Further Bathroom and Shower Room
- One/Three Receptions Rooms
- Bespoke Breakfast Kitchen
- Enclosed Rear Garden: Single Garage
- The Accommodation extends to 1,804sq.ft
- No EPC Required

Looking out over the handsome former Norfolk and Norwich hospital, this Grade II listed home forms part of the old nursing quarters, built around 1850. Full of character and very comfortable, it's been a great family home to the owners since it was newly converted – and the appeal is clear to see. In a superb location and offering plenty of space, this one has got the lot including second internal double glazing, so you would never know you're living in the city centre!

Sympathetically Created

This property is part of a row of houses built for nurses from the hospital across the road. Well-known within the city, the buildings were converted into private houses around 15 years ago and the current residents purchased the property at that time and have been very happy here ever since. The house retains lots of lovely original features, including a stained glass fanlight over the front door, a beautiful and elegant staircase, picture rails, period feature fireplaces and more. Even the railings that run along the communal frontage are listed. Yet the house also offers plenty of modern comforts with a clean, contemporary feel throughout the well-proportioned rooms.

Adaptable All Round

The lower floor contains two generous reception rooms and a shower room. These receptions are currently a dining room and wonderfully cosy snug, but would work equally well as double bedrooms. On the floor where you enter, there's a very elegant sitting room with fireplace and feature cupboards and shelves in the alcoves to either side. Behind this is the kitchen, with plenty of space for a family table or a sofa, plus an island that adds a sociable touch and provides ample storage. Upstairs, the master bedroom looks out over the old hospital and has an en-suite shower room, while the second double bedroom adjoins the family bathroom. There's a further bedroom in the attic, where the chimney breast has been removed and the space is now awaiting conversion that could add an additional 60% to the attic. Some of the houses have already successfully done this along with adding an en-suite. Subject to planning this is an easy gain to increase the room to a almost self-contained living space.

All The Extras

Unlike many city properties, you have a communal garden to the front here, where residents host occasional celebrations and gatherings, such as a hog roast for the Lord Mayor's procession. And then you have a private garden to the rear, where children can safely play out or adults fire up the barbecue – it's surprisingly quiet out here too. There's also a garage, carport and additional guest parking – a rare treat in the city centre! So while you don't need a car, if you have one, you'll have no problems with parking. Whatever it is you're after, you won't have to go far when you call this your home. Shops, schools, cinemas, parks, the theatre, the Forum and library, restaurants and cafes galore... it's all right on the doorstep. If you want to get out of the city, hop in the car and you can be at Whitlingham in five minutes, or perhaps you'd prefer to take the train to Cromer for a day at the beach? It's all so accessible here.











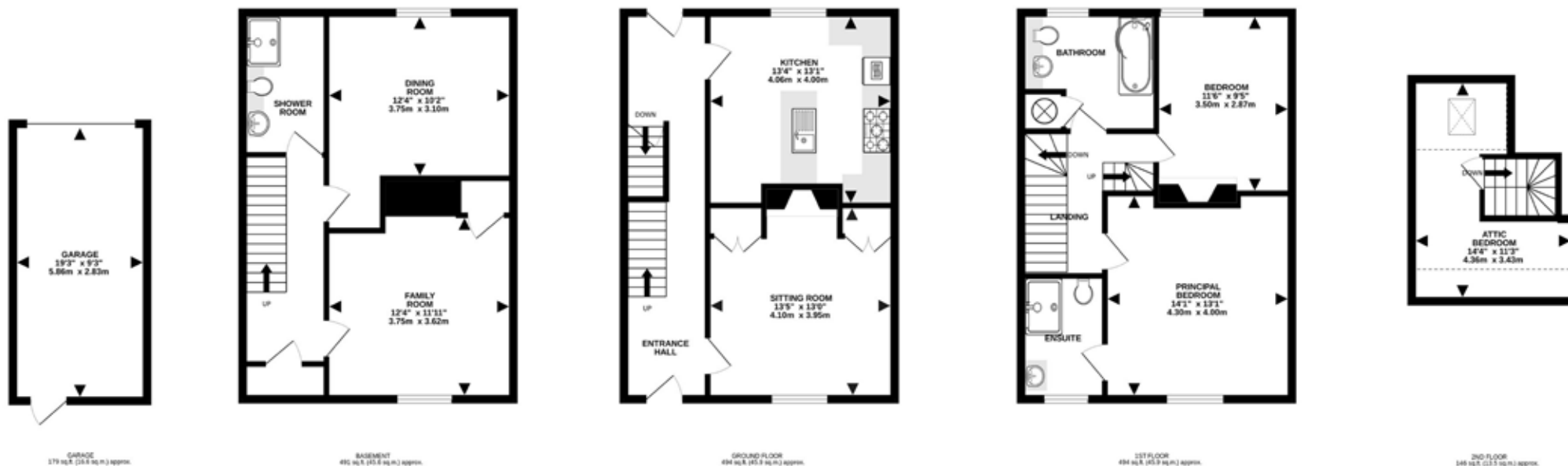












TOTAL FLOOR AREA : 1804 sq.ft. (167.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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On Your Doorstep...

The house occupies an unrivalled location on St. Stephens Road in the city centre. It is within walking distance of a wide range of retailers, from national brands to independent boutiques and shops, Chantry Place shopping centre, restaurants, bars, cafes and the market place. There are also theatres, cinemas, a number of good schools in both the state and private sectors as well as the University of East Anglia nearby. The bus station is just a five minute walk from here and it is easy to pick up the main A11 road to London and other routes out of Norwich from this position.

How Far Is It To...

Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich city centre on St. Stephens Road whereby St. Stephens Terrace can be found on the left hand side, opposite the former Norfolk and Norwich Hospital. If travelling from the south of Norwich, follow the A11 onto Newmarket Road in the direction of the city centre. Continue forward onto St. Stephens Road whereby the house can be found on the right.

Services and District Council

Gas Central Heating, Mains Water, Mains Drainage
Norwich City Council – Council Tax Band D

Tenure

Freehold



Fine & Country Norwich Office
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This property is a Listed Building and therefore does not require an Energy Performance Certificate

FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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