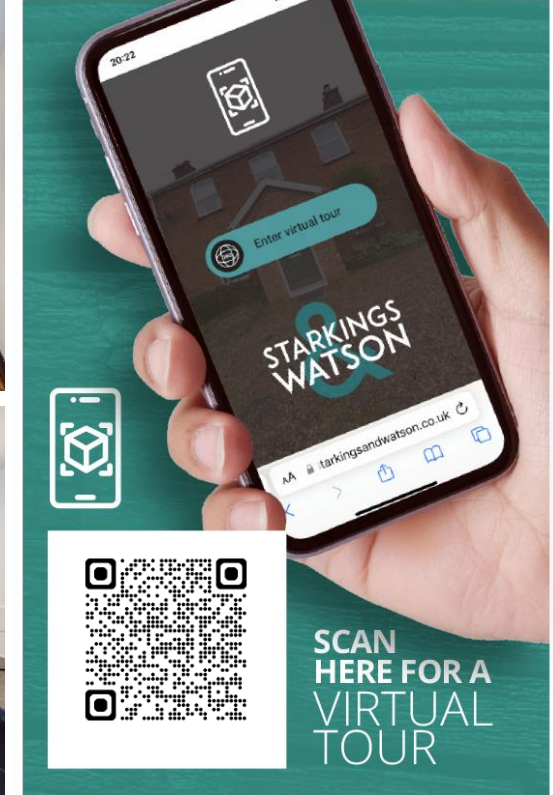


ADELAIDE STREET Norwich NR2 4JL

Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



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- End-Terrace Home
- Close to the Golden Triangle
- Cul-De-Sac Location
- Four Storeys including Basement
- Two Reception Rooms
- Three/Four Bedrooms
- Courtyard Gardens
- Outbuildings

IN SUMMARY

SHARED HOUSE, STUDENT LET or FAMILY HOME. Situated on the edge of the GOLDEN TRIANGLE, this END-TERRACE home occupies a cul-de-sac position off the DEREHAM ROAD, within WALKING DISTANCE to the CITY CENTRE. With its ORIGINAL FACADE and PERIOD STYLE WINDOWS, this CHARACTERFUL PROPERTY offers spacious living accommodation, and a fantastic ENCLOSED COURTYARD GARDEN with STORAGE. The accommodation comprises an ENTRANCE HALL, sitting room with OPEN FIRE which could be used as a bedroom, dining room with built-in storage and access to the CELLAR, and further MODERN KITCHEN. The first floor offers a GALLERIED LANDING, THREE BEDROOMS with the third off the second, and the FAMILY BATHROOM. The top floor offers a storage space/potential study.

SETTING THE SCENE

With a low level timber picket fence to front, a planted garden can be found, with a foot path leading to the main entrance.

THE GRAND TOUR

The hall entrance offers a wood flooring which runs through the entire space, with an electric fuse box and stairs to your left. The first door on your right is the beautiful sitting room with a feature fire place and wood flooring - an ideal living space or of course bedroom. The dining room spans the width of the room with wood flooring, two built-in wardrobes and a feature fire place. A door and stairs lead down to the useful storage cellar. The kitchen completes the downstairs, with cooking appliances built-in, and space for a washing machine and fridge freezer. A door from the kitchen leads into the garden. Heading upstairs, two bedrooms lead off the landing, with the third off the second - an ideal dressing room or of course bedroom. The family bathroom has been recently re-fitted and now offers a rainfall shower over the bath, with storage under the sink and a feature towel rail. The top floor offers a useful study/storage space with a feature expose brick chimney, twin windows to rear and recently laid carpets. The gas fired central heating boiler is also tucked to one corner.

THE GREAT OUTDOORS

The rear garden is totally low maintenance, with a shingled area and paved courtyard, all enclosed within the timber fence and gate. The storage room is split into two sections.

OUT & ABOUT

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from



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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.

FIND US

Postcode : NR2 4JL

What3Words : ///adults.blend.owner

VIRTUAL TOUR

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

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area (1)
 1193.72 ft²
 110.90 m²
 Reduced headroom
 58.63 ft²
 5.45 m²

