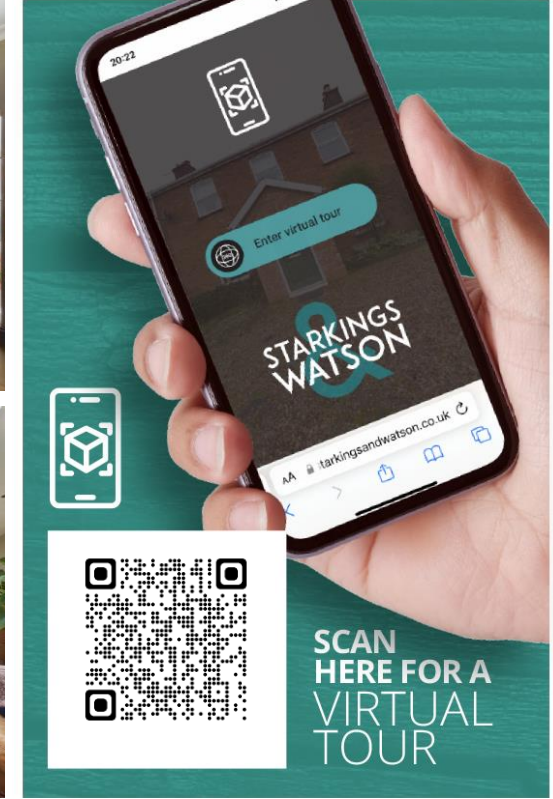


QUEENS ROAD Norwich NR1 3PP

Freehold | Energy Efficiency Rating : F

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- Grade II Listed Period Home
- Occupied for 90 Years by One Family
- Less than 10 Minutes from City Centre
- Open Plan Kitchen/Dining Room
- Skylight Lantern & Bifolding Doors
- Four Bedrooms Over Two Floors
- Secure Gated Parking & Garage
- Garden with Potential Home Office

IN SUMMARY

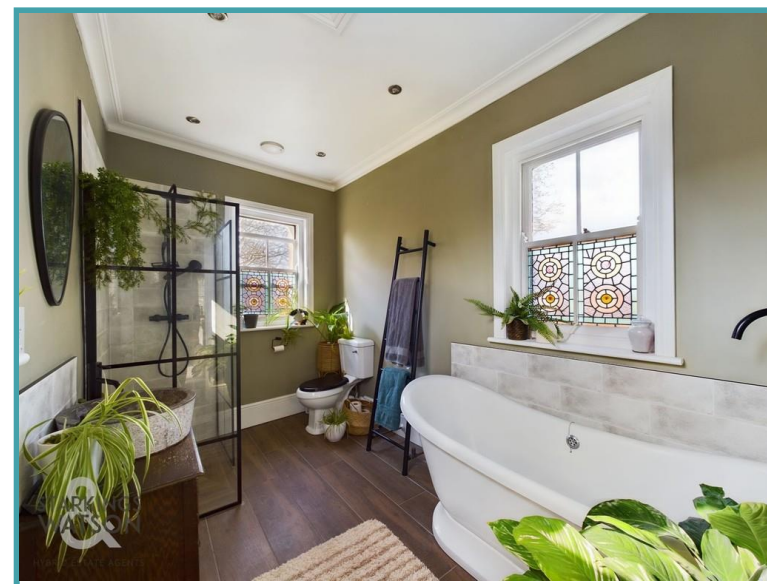
This MID-TERRACE, GRADE II LISTED ABODE has been called "HOME" by FIVE GENERATIONS of the same family since it was purchased OVER 90 YEARS AGO! The period features within this UNIQUE PROPERTY have been HIGHLIGHTED with the décor and there has been MODERN ADDITIONS with each new owner. The most recent UPDATE is the KITCHEN with CENTRAL ISLAND which opens to the DINING ROOM. The ground floor has two further RECEPTION ROOMS of a similar size of which one has stairs leading to the BASEMENT LEVEL BEDROOM. There is an inner hall with the GALLERIED STAIRS to the first floor and a W/C. Upstairs, THREE BEDROOMS lead from the LANDING and the LUXURY FAMILY BATHROOM finishes the accommodation. There is more that makes this property DISTINCTIVE, the fact it has a GARAGE and PARKING to the rear, PRIVATE GARDENS and an outbuilding which could be a HOME OFFICE. All of this within 10 MINUTES WALK of NORWICH CITY CENTRE.

SETTING THE SCENE

Occupying an elevated position on Queens Road, there is a wonderful brick wall running along the pedestrian footpath with a wrought iron gate for access to the property. There are steps and a pathway to the front door, an artificial lawn with hedges at the boundary for privacy. The shutters on the left-hand window are in keeping with the age of the property, as is the bay window adjacent to the front door.

THE GRAND TOUR

Passing through the entrance door, the wider than average hallway has Edwardian style tiling underfoot which runs the length of the room and into the inner hall. To the right-hand side, a door into the family room and to the left, a sitting room. The family room and sitting room have similar period fireplaces, and both rooms have stripped wood flooring, high ceilings and ornate coving. There is a set of stairs to the basement bedroom in the sitting room and the family room is bay fronted with large windows. The next room after passing through the double doors is the dining room which is flooded with natural light through the bi-folding doors to the rear and skylight lantern above. The tiled flooring in this room continues through an opening to the kitchen which has a central island, cabinets at low level and space for shelving to be added in place of wall cabinets. There is an integrated dishwasher and space provided for a 'Rangemaster' style oven. Heading back to the inner hall from the kitchen, there is a utility/storage area, stairs leading to the first floor and



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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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a built in under stairs cloakroom WC. At the top of the galleried landing, fitted carpet runs into all three bedrooms and along the landing which leads to the family bathroom. All of the bedrooms will fit double beds, there are two bedrooms facing front and one to rear. The family bathroom has a rolled top bath, walk in shower and obscure windows with stained glass.

THE GREAT OUTDOORS

As part of recent works, the patio area has been extended and now runs almost 3 meters from outside the bi-folding doors to the lawned garden. There is also a slab pathway which leads past the lawn and flowerbeds to the outbuilding which has power, light and could be used as a home office with some updates made. There is gated access to the rear where you find a garage and off-road parking behind a timber gate.

OUT & ABOUT

Located in the heart of Norwich City Centre 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 : NR1 3PP

What3Words : ///door.market.bands

VIRTUAL TOUR

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

AGENTS NOTE

The property has had an insurance claim put through for subsidence which has been professionally rectified and signed off - Paperwork available on request.

GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)
 2068.88 ft²
 192.21 m²



Floor 2



Basement



Floor 1

