

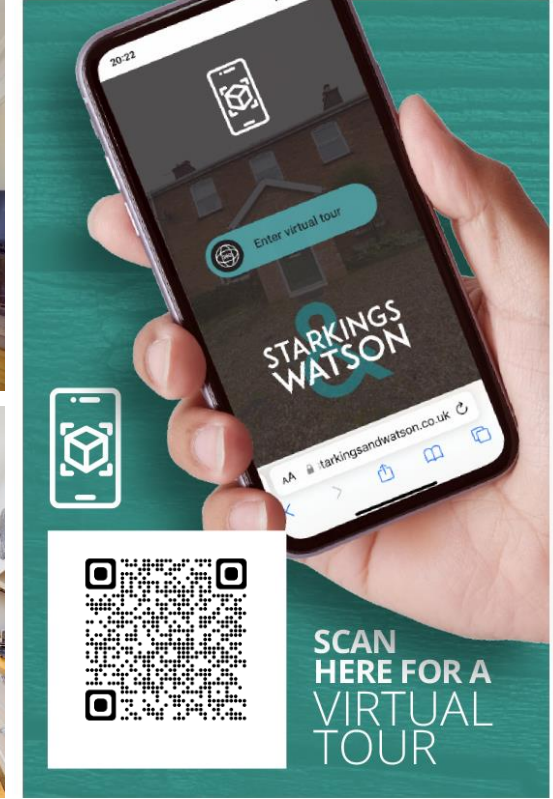
COLLEGE ROAD

Norwich NR2 3JD

Freehold | Energy Efficiency Rating : TBC

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STARKINGS  
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- Terraced Period Property
- Separate Sitting & Snug Family Rooms
- Kitchen/Dining Room
- Four Bedrooms
- Character Features Throughout
- Back to Brick Refurbishment
- Private & Enclosed Rear Garden
- Extremely Sought After Location

### IN SUMMARY

A FULLY REFURBISHED character terraced home boasting an array of MODERN FITTINGS and CHARACTER CHARM creating the ideal amalgamation of style and charm. Boasting a newly UPDATED heating system and plumbing, electrics, windows and decor it is clear to see the care and attention put into this home by the current owners. On the ground floor the living accommodation includes a BAY FRONTED sitting room, separate snug/family room featuring a CAST IRON WOOD BURNER, cloakroom and open plan kitchen/dining room with solid Oak work surfaces. The first floor gives access to FOUR BEDROOMS and the FAMILY BATHROOM all part of the recent renovation. Externally, there is a patio seating area ideal for hosting in the summer months with a predominantly lawn ENCLOSED REAR GARDEN.

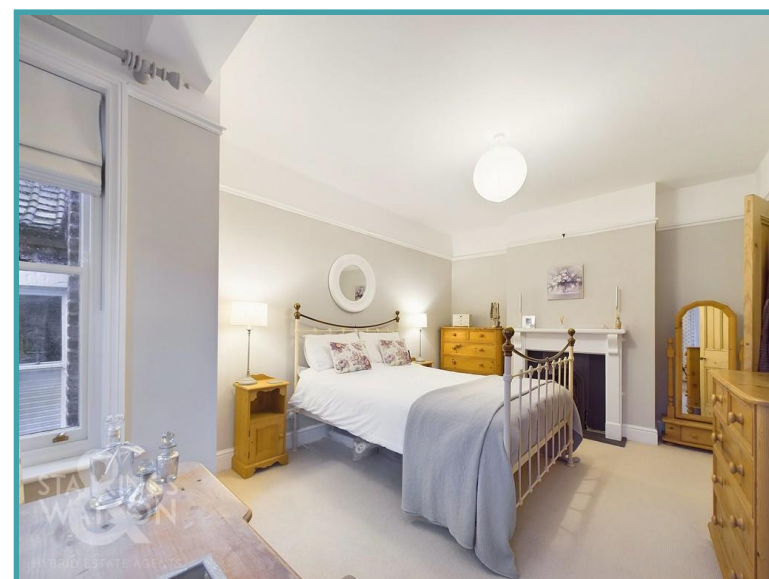
### SETTING THE SCENE

The property is accessed just off the street with its slight gradient through the low-level brick wall giving way to the shingled frontage and red brick

exterior. A small step up takes you into the tiled porch before you enter the property.

### THE GRAND TOUR

Stepping inside you will find yourself in the central hallway giving access to all accommodation on the ground floor as well as access to the stairs for the first floor. Stepping over the rejuvenated original wooden floorboards that line the downstairs you will find the sitting room directly to your left. A large and inviting living space with ample room for soft furnishings and its cast iron fireplace, set within a solid wooden surround and marble hearth. Heading down the hallway you can find the cloakroom featuring two piece suite, then the snug sitting room which benefits from a cast iron wood burner set within a brick and tiled fireplace with a tiled hearth, perfect for those cosier nights. Heading onward the kitchen opens into the true heart of the home with dining area featuring a glass ceiling sky light and solid oak counter tops extending either side of the kitchen. The kitchen offers an integrated fridge/freezer, dishwasher and washer/dryer all hidden within the storage units with access to the garden via the French doors at the end of the kitchen. The first floor gives access to four bedrooms and the family bathroom off a well-lit landing courtesy of the Velux window within the ceiling. The rear bedroom has a view over the garden and is a good sized double room, the second sits in the middle of the property with a rear facing aspect and enjoying a freestanding roll top bath tub enjoying views from the window. To the front of the property the smaller of the rooms can be found,



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creating an ideal nursery or home office whilst the largest of the rooms sits next to this creating the ideal main bedroom with an abundance of floor space for additional storage and furnishings. All bedrooms have use of the newly fitted three piece shower room with walk-in shower cubicle and a rainfall shower head styled in a modern Victorian décor.

### THE GREAT OUTDOORS

Externally the property benefits from a private and enclosed rear garden. Immediately to the rear is the patio area which extends to the lawned garden space with decorative planting borders running parallel at the edge of the garden towards the rear of the garden where a second patio area can be found with a timber shed.

### OUT & ABOUT

The property is located on the edge of the popular residential location known as Golden Triangle. Situated just off the inner ring road, the property enjoys fantastic amenities within walking distance, including, shops, schooling and bus routes, whilst vehicular access into Norwich, and onto the A47/A11 is only a short drive. Across the road from the property is 'The Parade' which includes a newsagents, chemist, and takeaways. The UEA and Norfolk & Norwich University Hospital are within close proximity making the property an ideal investment.

**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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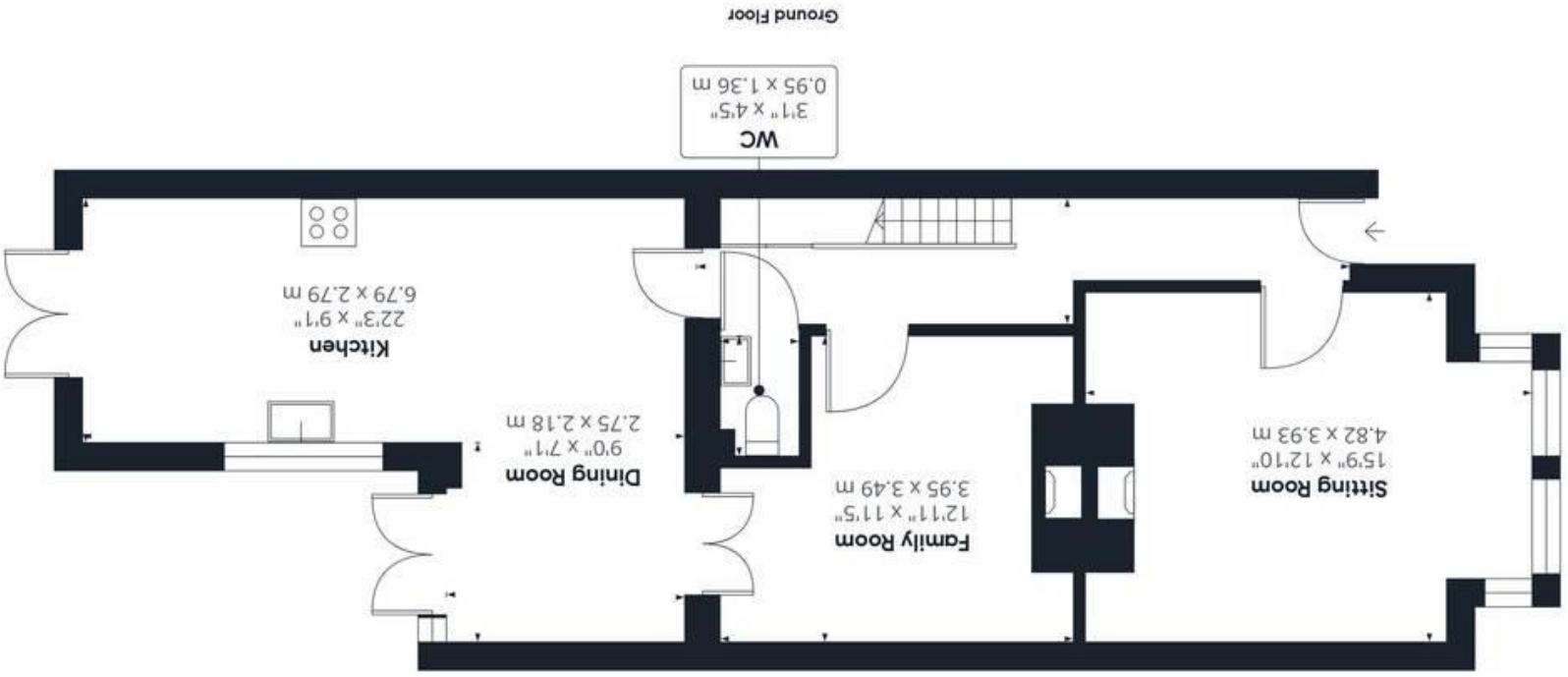
### FIND US

Postcode : NR2 3JD

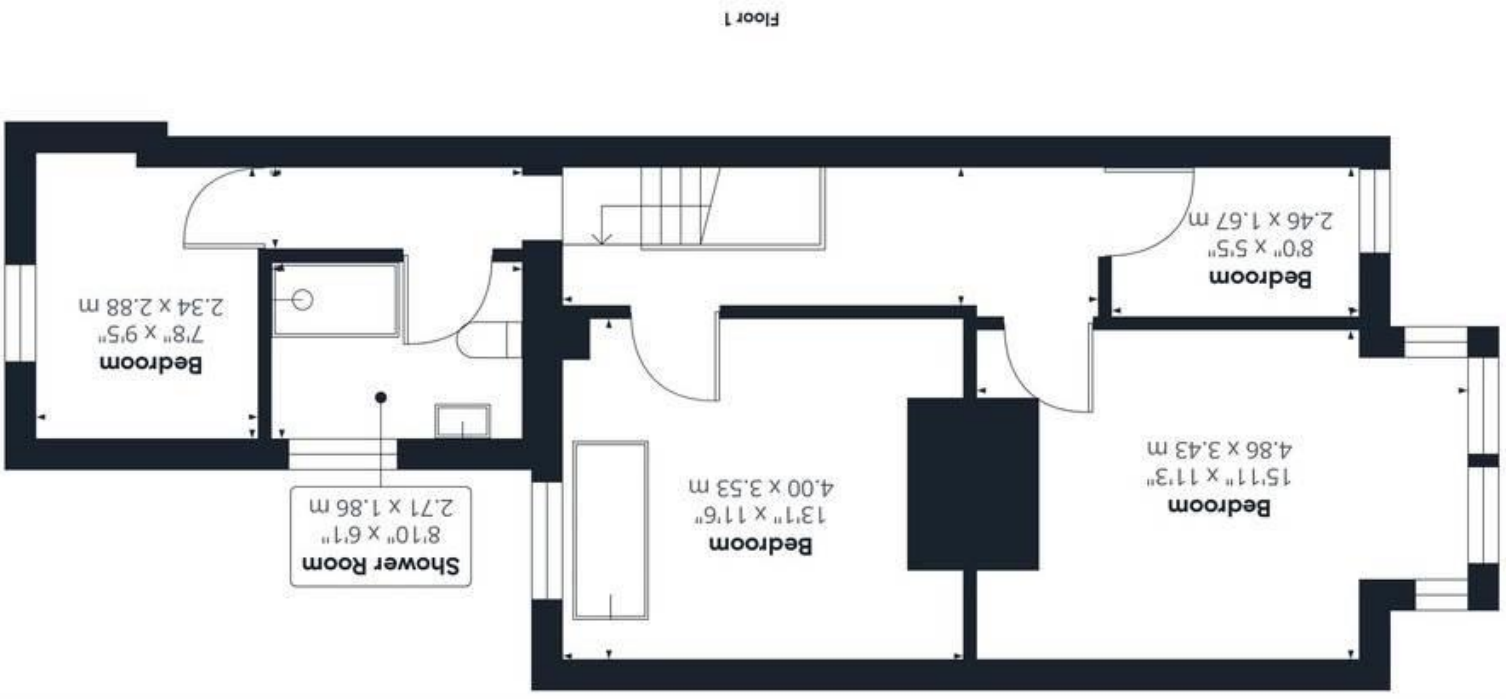
What3Words : ///recent.leap.fixed

### VIRTUAL TOUR

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



Approximate total area<sup>m</sup>  
1287.9 ft<sup>2</sup>  
119.59 m<sup>2</sup>



(1) Excluding balconies and terraces.

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.