



182 Newmarket Street, Norwich

£600,000



websters.

GUIDE PRICE £600,000 - £625,000. Websters Estate Agents are delighted to offer this rarely available and spacious semi-detached Victorian home offering a wealth of charm and character throughout and set within Norwich's highly sought after Golden Triangle. Pleasant View comes with a private and well maintained rear garden along with an outstanding array of period features. In brief, the property comprises; sitting room, dining room, utility room, kitchen / breakfast room, shower room, three double bedrooms off landing and a family bathroom.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Highly Sought After Location
- Two Generous Reception Rooms
- Three Double Bedrooms Off Landing
- Council Tax Band C
- Private And Well Maintained Rear Garden
- EPC Rating TBC
- Spacious Kitchen / Breakfast Room
- Two Light Bathrooms
- Beautiful Semi-Detached Victorian Home
- Utility Room



## **PORCH**

Original Panelled front door with glazed panel over, stairs leading to the first floor and original panelled doors to the sitting room and dining room.

## **SITTING ROOM**

Dimensions: 12' 0" x 12' 3" (3.68m x 3.74m). Light and high ceiling sitting room with wood burning stove set to stone hearth, double glazed wooden sash windows with brass fittings to front aspect, picture rails, cornicing, boucle sisal flooring, cast iron radiators and a ceiling rose. Door to:

## **UTILITY ROOM**

Dimensions: 9' 0" x 4' 5" (2.75m x 1.35m). Space and plumbing for washing machine and tumble dryer, part double glazed stable door to the rear garden, oak work tops and solid oak wooden flooring. Door to:

## **KITCHEN/BREAKFAST ROOM**

Dimensions: 16' 8" x 9' 10" (5.09m x 3.02m). Large, light and high ceiling kitchen comprising of a combination of bespoke handmade wooden kitchen units with oak work tops, free standing SMEG gas and electric cooker with extractor hood over, space for fridge/freezer, integrated disk washer, sunken ceramic Butler sink with brass taps, two glazed casement windows to the rear and side aspects, solid oak flooring, cast iron radiator and coving with doors to the rear lobby and dining room.

## **DINING ROOM**

Dimensions: 12' 2" x 11' 11" (3.72m x 3.65m). Light and high ceiling double glazed wooden sash windows with brass fittings to the front aspect, feature working fireplace with tiled inset and wooden surround, boucle sisal flooring, two cast iron radiators and an under stairs storage cupboard.

## **REAR LOBBY**

Wall mounted combi Vaillant gas boiler, coat rail area and solid oak wooden flooring. Sliding timber and part glazed door to:

## **SHOWER ROOM**

Dimensions: 9' 10" x 5' 5" (3.01m x 1.67m). Large walk-in shower with dual shower heads, drying area, glass screen and high quality travertine backing, stone hand wash basin with brass taps set to wooden work top, low set WC, solid wooden flooring, frosted double glazed casement window to the side aspect, velux window, extractor fan and heated towel rail.

## **LANDING**

Original timber panelled doors to all bedrooms and bathroom along with further boucle sisal flooring.

## **BEDROOM 1**

Dimensions: 12' 0" x 12' 3" (3.67m x 3.74m). Double bedroom with two double-glazed wooden sash windows with brass fittings to the front and rear aspects, original built in storage cupboard, boucle sisal flooring and two cast iron radiators.

## **BEDROOM 2**

Dimensions: 12' 3" x 11' 11" (3.74m max x 3.65m). Double bedroom with a double-glazed wooden sash window with brass fittings to the front aspect, original built in storage cupboard, loft hatch, boucle sisal flooring and coving.

## **BEDROOM 3**

Dimensions: 9' 11" x 7' 10" (3.03m x 2.41m). Double bedroom with a double-glazed casement window to the side aspect, cast iron radiator, boucle sisal flooring and coving.

## **BATHROOM**

Dimensions: 9' 1" x 7' 10" (2.77m x 2.40m). Free standing bath, hand wash basin with copper taps set to wooden vanity, low set WC, obscure sash window to the rear aspect, head towel rail, extractor fan and solid oak flooring.

## **OUTSIDE**

The immaculately presented and private rear south facing garden is laid with stable blocks, a raised alfresco area and large variety of mature shrubs and raised flower beds throughout. There is also a brick built storage space/shed, a stone shingle area and side gate to the front. To the front, there is a further enclosed and landscaped space laid to stone shingle with further mature flower beds and shrubs with a pathway to the front door from gated entry.

## **PROPOSED EXTENSION**

There are also architect drawings and plans with planning rights for a side extension to create an additional entrance and space to ground floor area.

## **SERVICES**

Gas, Electricity, Water and Drainage are connected to the property. Webster's have not tested these services.

## **VIEWINGS**

To be carried out by the sole agents, Websters Estate Agents, 141 Unthank Road, Norwich, NR2 2PE.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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