



Livingstone Street, Norwich - NR2 4HE



Livingstone Street

Norwich

Offering a convenient positioning within easy access to LOCAL AMENITIES and the UEA/ Hospital, this MID-TERRACE HOUSE has been lovingly UPDATED and MODERNISED whilst retaining its CHARM and CHARACTER. Step inside to the spacious SITTING ROOM, centred around an EXPOSED BRICK FIREPLACE, wood flooring runs underfoot into the DINING ROOM, with INTEGRATED STORAGE and flowing into the refitted KITCHEN. The kitchen boasts INTEGRATED APPLIANCES in addition to an inset CERAMIC SINK. Further, the rear lobby offers space to store coats and shoes with access to the garden and the ground floor FAMILY BATHROOM. Heading upstairs, TWO DOUBLE BEDROOMS open from the landing, with the MAIN BEDROOM boasting a capacious ENSUITE SHOWER ROOM. Outside, plenty of ON STREET PARKING is available within the vicinity. The END-OF-BISECT GARDEN is PRIVATE and ENCLOSED with timber fencing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

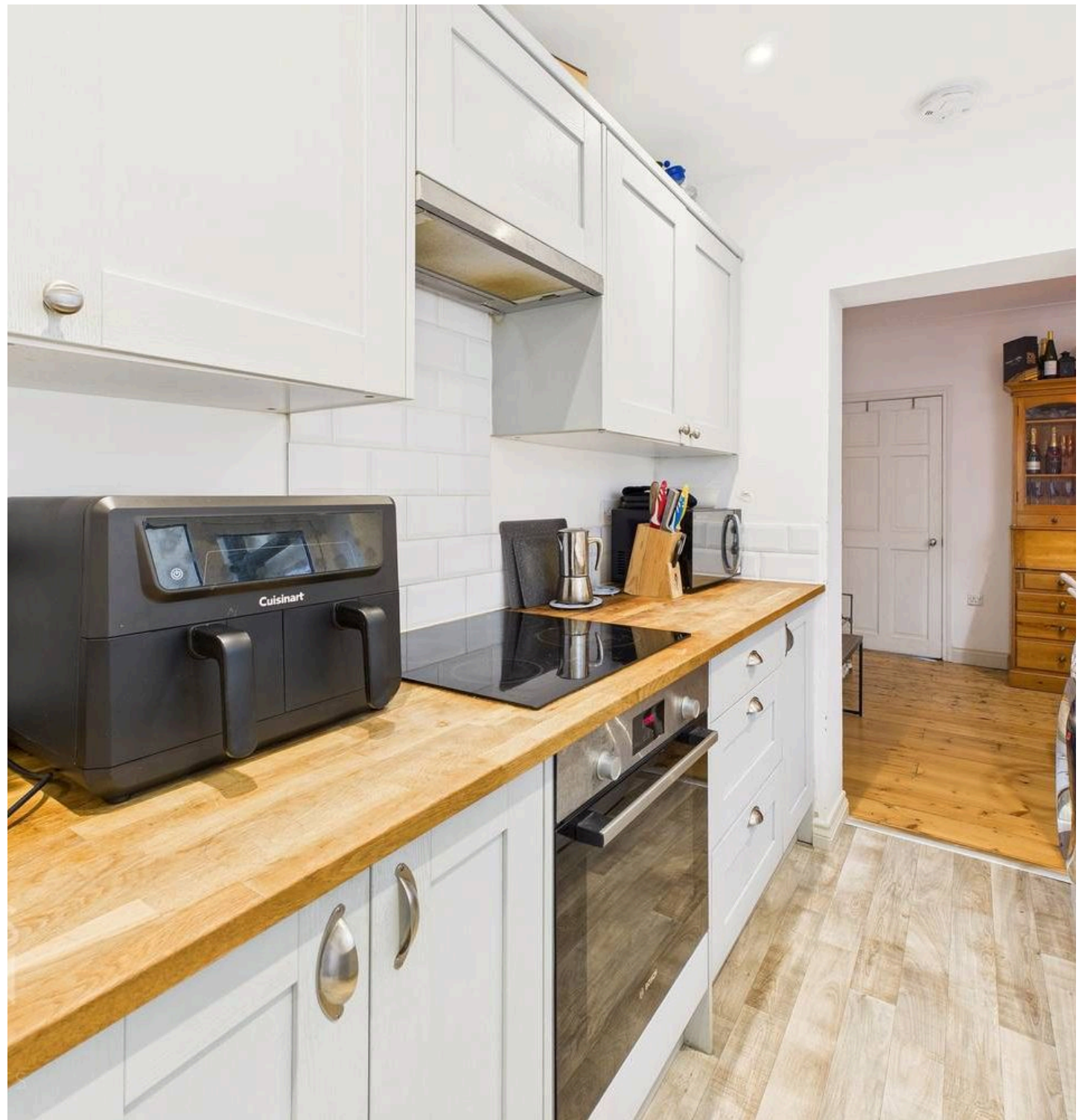
EPC Environmental Impact Rating: E

- Mid-Terrace House
- Updated & Modernised Interior
- Fully Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms
- Main Bedroom With Ensuite Shower Room
- Private End-Of-Bisect Garden
- Ample Non-Allocated Parking
- Walking Distance To Local Amenities

Located in the sought after postcode of NR2 and the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from 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

SETTING THE SCENE

The property can be found set back from the road, with a wooden picket fence enclosed frontage offering a patio walkway with an adjacent shingled area. The main entrance can be found to the front.



THE GRAND TOUR

Stepping inside, you are greeted by a bright and airy sitting room, centred around an exposed brick fireplace that provides a sense of original character and charm. Recently renewed uPVC double-glazed windows ensure the space is flooded with natural light, while alcoves on either side of the chimney breast offer the perfect spot for storage furniture. Warm wood flooring runs underfoot, continuing past the staircase and into the dining room. This generous space accommodates a formal dining set and additional furniture, with the added benefit of integrated corner storage. The dining room flows freely into the fully fitted kitchen, which features a comprehensive range of wall and base units. Integrated appliances include an oven, an inset glass electric hob, and an extractor, with further under-counter space for a dishwasher. Ample worktop space and an inset ceramic sink complete the room. To the rear, a practical lobby provides garden access and storage for coats and shoes, with a dedicated alcove perfectly sized for an 'American' style fridge-freezer. From here, a door opens to the three-piece family bathroom, which includes a shower over the bath with a glass splashback, tiled surrounds for easy maintenance and vanity storage below the sink.

Ascending the stairs to the carpeted first-floor landing, you will find two well-proportioned double bedrooms. The first bedroom enjoys a front-facing aspect and includes integral corner storage that provides access to the loft space. The main bedroom is equally spacious, featuring carpeted flooring and ample room for a large double bed and storage furniture. This room further benefits from a private three-piece ensuite, boasting a double walk-in shower, vanity storage, and a large wall-mounted heated towel rail.

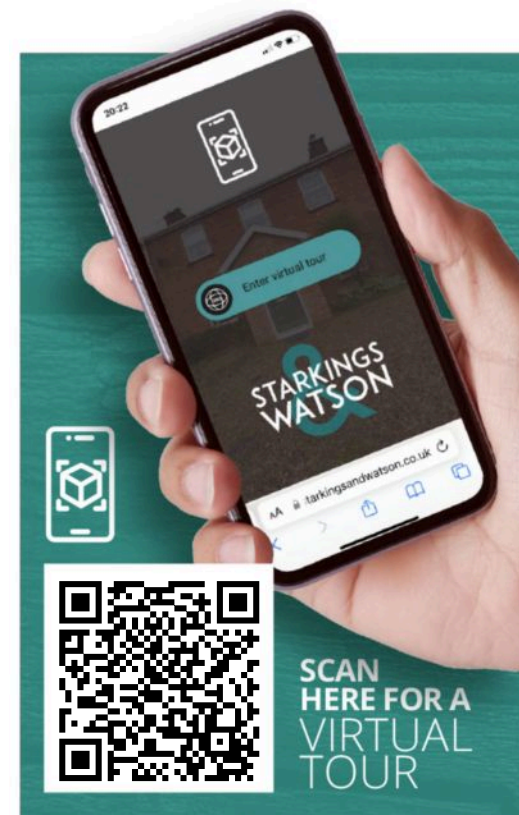
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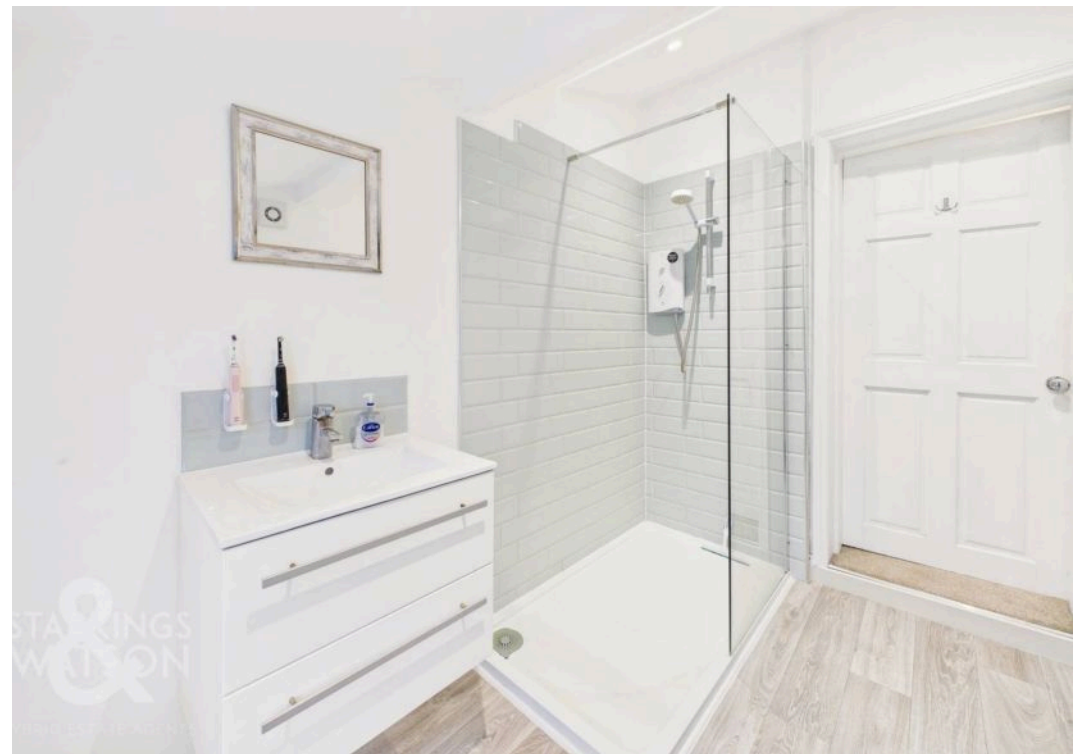
Postcode : NR2 4HE

What3Words : ///saves.joined.score

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, you are greeted by a wooden decking area, perfect for potted plants or additional storage. A shallow step leads up to a raised flagstone patio, an ideal spot for outdoor furniture and summer entertaining. Beyond the patio, the garden is primarily laid to lawn, bordered on one side by established shrubs and trees. A pathway continues to the end of the garden, where a substantial timber shed provides excellent additional storage or workspace.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

710 ft²
65.9 m²

Balconies and terraces

81 ft²
7.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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