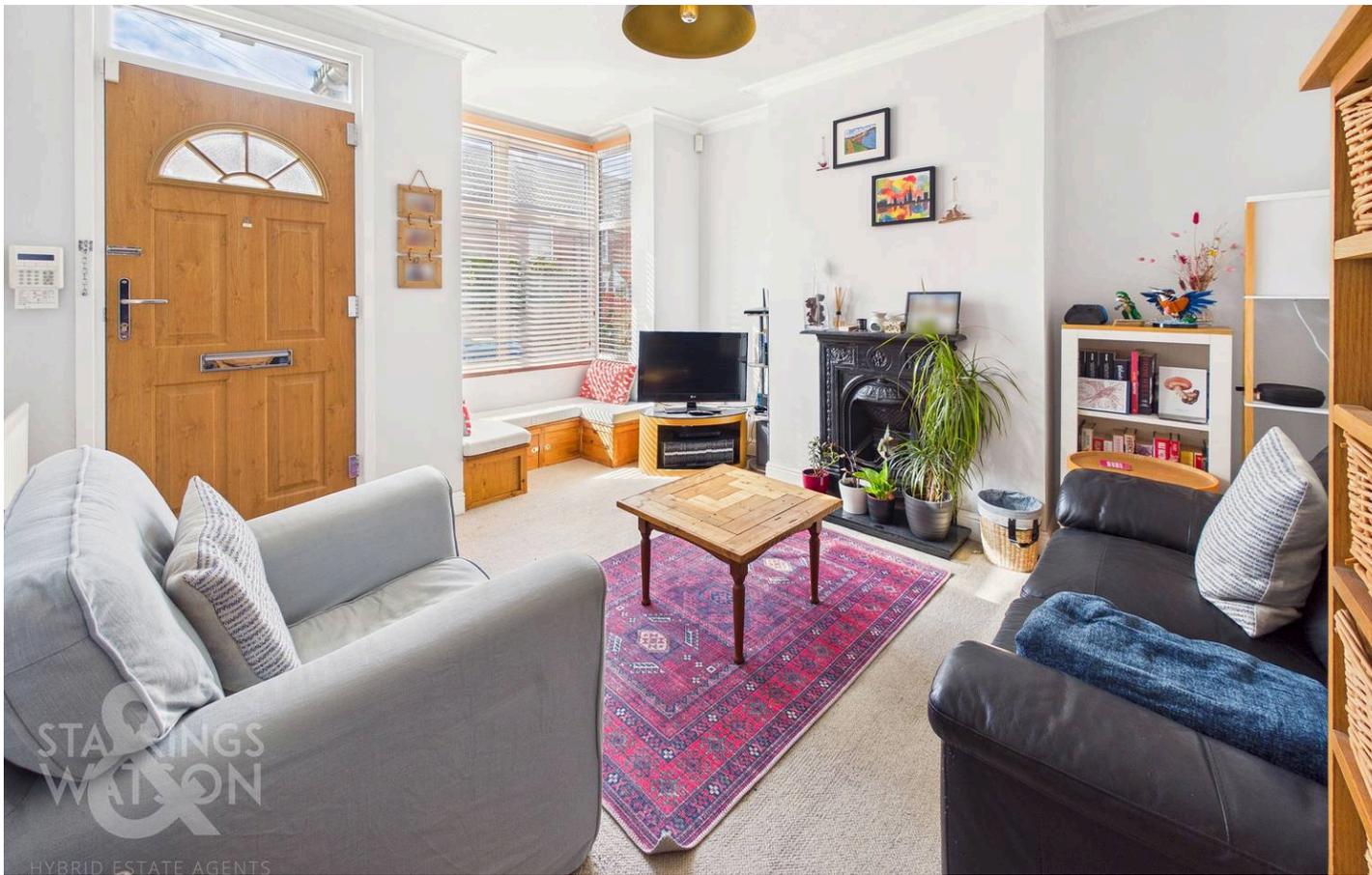




Gertrude Road, Norwich - NR3 4SQ



## Gertrude Road

Norwich, Norwich

Having undergone multiple IMPROVEMENTS and MODERNISATIONS including a NEW BOILER in 2023 as well as updated electrics circa 2024 when the kitchen was redone by the current owner, this MID-TERRACE HOME offers VERSATILE LIVING SPACES with TALL CEILINGS giving a bright and airy feel throughout. To the front of the home a BAY FRONTED sitting room sits in front of the stairs with a SEPARATE DINING ROOM behind and NEWLY FITTED KITCHEN just beyond this leading to a fully MODERNISED BATHROOM suite also. The first floor landing gives way to THREE BEDROOMS, each well proportioned and well decorated giving a versatility in use depending on need. The rear garden is FULLY ENCLOSED with tall timber fencing while a tiered garden has been LANDSCAPED giving it an attractive yet LOW-MAINTENANCE feel.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid-Terrace Home
- Fantastic Decorative Order With New Boiler 2023
- Bright Bay Fronted Sitting Room With Tall Ceilings
- Newly Fitted Kitchen and Bathroom In 2024
- Modern Three Piece Bathroom
- Three Bedrooms
- Non-bisected Landscaped Rear Garden
- Short Walk To All Amenities & City Centre

Within walking distance to the City Centre, this North City location is popular for those working in the centre, or seeking an ideal Buy to Let. With excellent local bus routes a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

#### SETTING THE SCENE

The property is set back from the street where a tall mature shrub frontage gives privacy to the front of the home with a low level brick wall giving way to a walkway towards the front door.



## THE GRAND TOUR

Once inside, the sitting room is the first space to greet you - a bright and airy living space tastefully decorated with tall ceilings and a large bay fronted window to the front of the property allowing natural light to flood the room. Heading beyond the stairs for the first floor, a separate dining room is on offer with equally tall ceilings and a similar décor. However, this space is set upon wooden effect flooring making it the perfect area for a formal dining table with further storage spaces either side off the chimney breast and handy under the stair storage cupboard. Just beyond this, a newly fitted kitchen offers a mixture of wall and base mounted storage units with all tiled splashbacks and wooden work surfaces. The space is home to a mixture of wall and base mounted storage units with free standing space for an oven and hob with extraction above, fitted dishwasher and plumbing for a washing machine. A secondary lobby to the rear of the home leaves further room for storage or the ideal space for a standalone fridge/freezer with a door leading directly into the rear garden. At the very back of the property, a fully modernized bathroom suite has been tastefully presented by the current owner with a predominantly tile surround. The space also features an electric shower with glass screen mounted over the bath, floating sink unit, wall mounted radiator and frosted glass window to the outside.

From the first floor landing, accommodation splits off in two directions with the front of the home being the host to the first of the well proportioned double bedrooms which also features an over the stairs storage cupboard whilst a similarly sized room sits just behind this overlooking the rear garden through uPVC double glazed windows all set upon wooden effect flooring.

At the very rear of the property the third bedroom currently functions as a home office however would make the ideal single bedroom or nursery for expecting families if required.

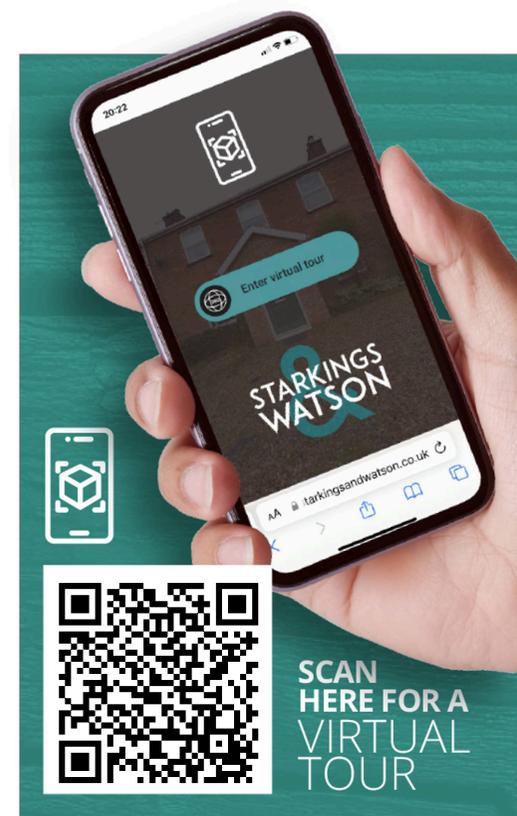
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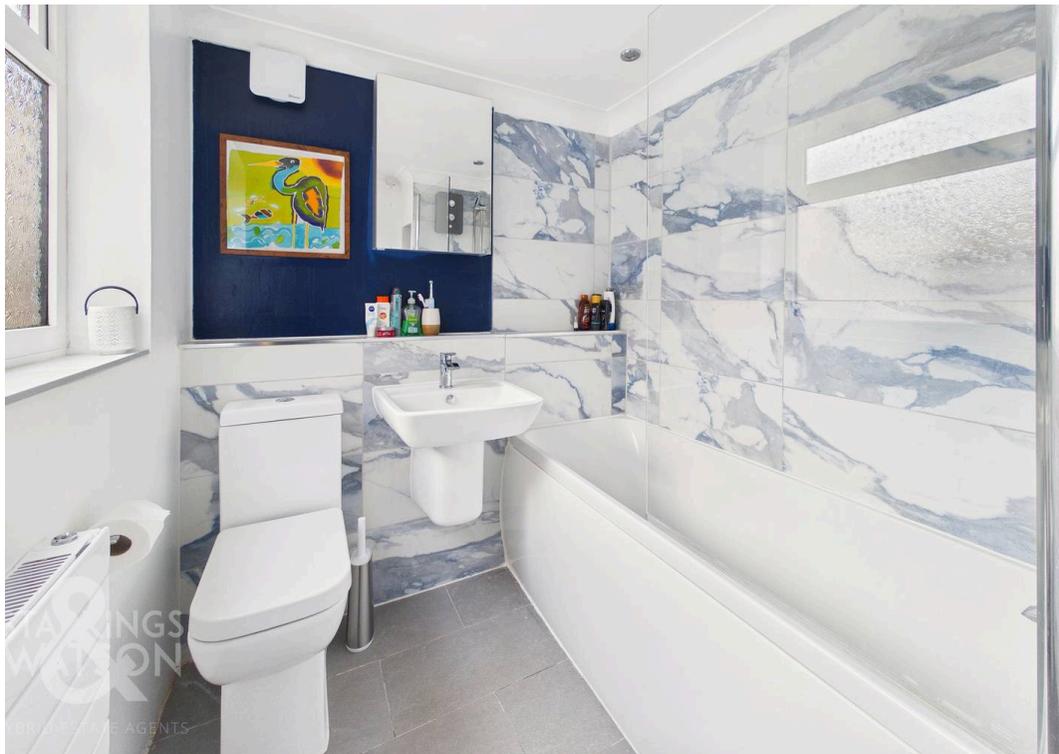
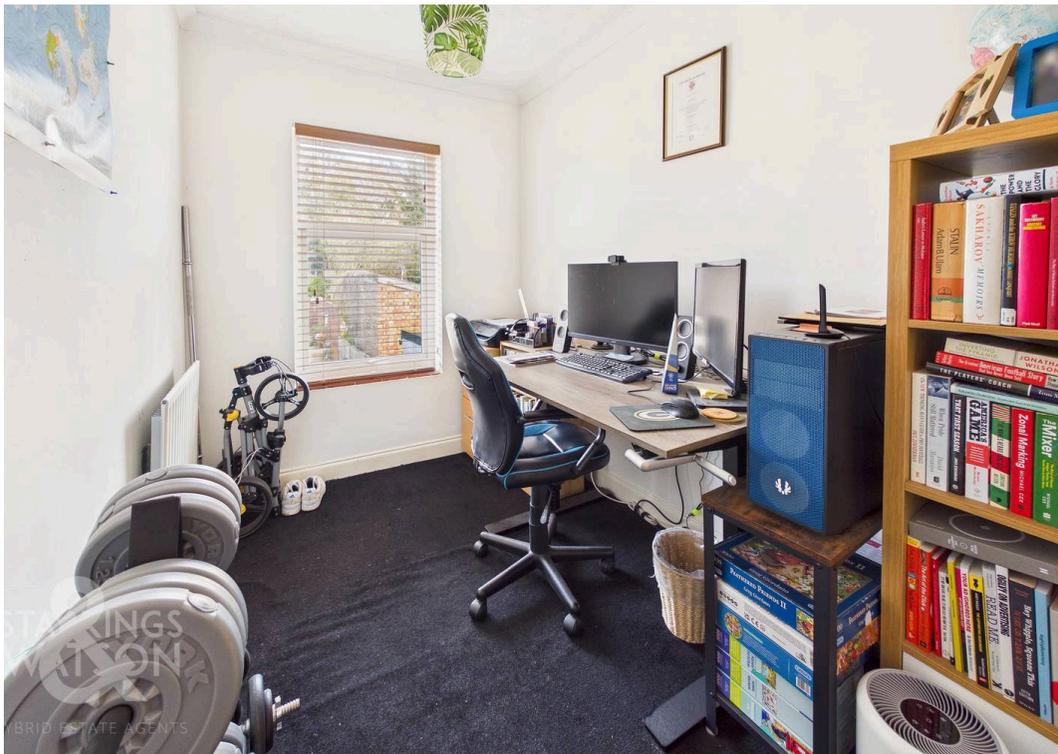
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## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

The rear garden has been tastefully landscaped by the current owner where a tiered garden leads from the rear door up to the fully enclosed, non-bisected rear end of the garden where a shingle bedding is the perfect home for garden furniture to sit and enjoy the warmer months with potential for further planting beds to add vibrancy to the outside space.





**Approximate total area<sup>(1)</sup>**  
764 ft<sup>2</sup>  
71.1 m<sup>2</sup>

(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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