



Gloucester Street | Norwich | NR2 2DY

**** UNIQUE OPPORTUNITY**** We are delighted to present this bay fronted over the passage three bedroom off landing mid terrace Victorian house. Situated in the heart of Norwich's Golden Triangle the property offers a unique opportunity to convert current rear workshops to potential annexe use (STPP) with plans already drawn up. Internal inspection is highly recommended to fully appreciate the style and quality of accommodation this property has to offer.

Guide Price £380,000

- GOLDEN TRIANGLE
- THREE BEDROOMS OFF LANDING
- OVER THE PASSAGE
- GARAGE
- OFF STREET PARKING
- EPC RATING E



Property Description

SITTING ROOM

13' 10" into bay x 12' 07" (4.22m x 3.84m)

This bay fronted room floods natural light into the room with a stand out feature, the Victorian arts and crafts fireplace. Stain glass window above the door.

DINING ROOM

12' 07" x 10' 11" (3.84m x 3.33m)

Window to the rear aspect overlooking the rear courtyard. Arch into kitchen.

KITCHEN

12' x 7' (3.66m x 2.13m)

Window to the side aspect. This stylish kitchen offers a range of matching wall and base units, plumbing for dishwasher and baby blue Aga. Door to;

UTILITY ROOM

12' 08" x 7' 10" (3.86m x 2.39m)

Door and windows to the side aspect. Boiler, space and fittings for tumble dryer, plumbing and space for washing machine, space for fridge/freezer, sink with under cupboard storage plus a range of wall and base units with worktop. Door to;





SHOWER ROOM

7' 11" x 6' max (2.41m x 1.83m)

Frosted window to the side aspect. Walk-in electric powered shower, WC and wash hand basin.

OFFICE

7' 10" x 7' 08" (2.39m x 2.34m)

Bay window to the side aspect allowing light into the room. The room benefits from light, power, central heating and separate WC and wash hand basin.

STAIRS TO FIRST FLOOR

Doors to first floor rooms and loft access.

BEDROOM 1

12' 08" x 11' 06" (3.86m x 3.51m)

Window to the front aspect.

BEDROOM 2

12' 02" x 11' (3.71m x 3.35m)

Window to the rear and airing cupboard.

BEDROOM 3

12' 11" x 8' 02" (3.94m x 2.49m)

Window to the front aspect.

WC

Window to the rear aspect and WC.

FAMILY BATHROOM

12' 05" x 5' 05" (3.78m x 1.65m)

Frosted window to the rear, bath, and walk-in shower, wash hand basin and door to cupboard.



OUTSIDE

CELLAR

13' 06" x 12' 04" (4.11m x 3.76m)

The cellar is approached by the driveway with stairs leading you down. The cellar benefits from light and power.



WORKSHOP 1

13' 04" max x 13' 04" (4.06m x 4.06m)

This brick constructed workshop has garage style doors, window to the side aspects and door to rear. The workshop benefits from light and power.

WORKSHOP 2

24' x 14' max (7.32m x 4.27m)

This workshop benefits from light and power and is brick constructed.

WORKSHOP 3

20' 05" x 9' (6.22m x 2.74m)

The workshop benefits from light and power and is brick constructed.





To the rear you find a courtyard style garden with access to each workshop, fully enclosed by timber fencing and brick walls. With access to the office and rear access to the house with door to cellar and barn style doors leading you to the front. The driveway is laid to brickweave and a small courtyard front garden for low maintenance and fully enclosed by a brick wall and Iron Gate.

The workshops to the rear have current use as a builder's yard and would require a change of use to convert to an annex, offices or further rooms.

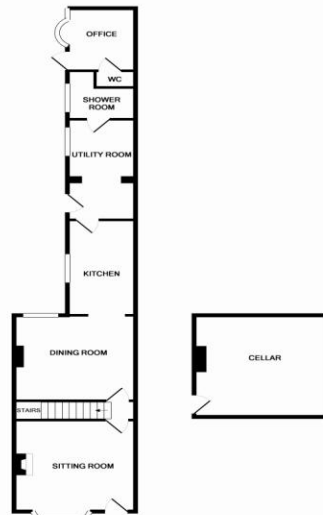
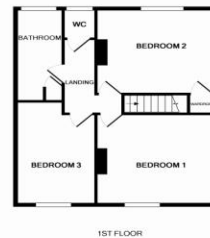
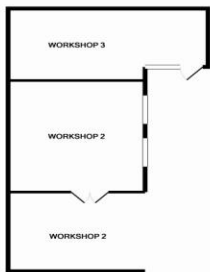
VIEWING

Strictly by appointment with Arnolds Keys Norwich on 01603 620551



DIRECTIONS

Leave Norwich via Unthank Road, take the left hand turn into Gloucester Street where the property can be found on the right hand side.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, corners 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 not be used for any prospective purchase. The services, systems and appliances shown herein have not been tested and no guarantee is to be made as to their operation or performance over the years. Made with Metaphor i2D2E

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