

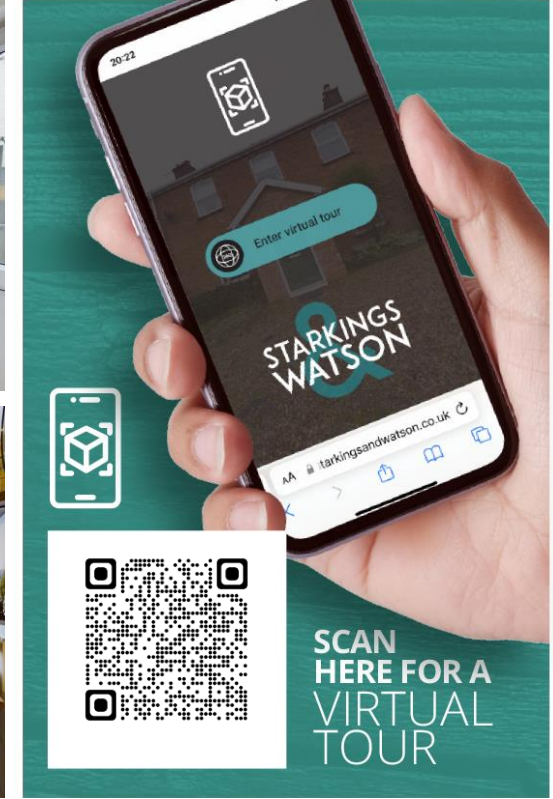
FLORENCE ROAD

**Norwich NR1 4BJ**

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

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**STARKINGS  
&  
WATSON**



- Over Passage Mid-Terrace Home
- Short Walk to Riverside & City Centre
- Sitting Room with Multi-Fuel Burner
- Kitchen & Dining Room
- Period Features & Modern Finishes
- Two Double Bedrooms Off Landing
- Permit Parking Close By
- Courtyard Garden to Rear

### IN SUMMARY

With a PERFECT BLEND of MODERN and PERIOD FEATURES, this MID-TERRACE HOME has been TASTEFULLY UPDATED by the current vendors. There is a sitting room with MULTI-FUEL BURNER, DINING ROOM with OPEN FIREPLACE and the KITCHEN which has a door to the garden. The first floor is LARGER THAN AVERAGE as it extends over the passage way meaning ALL BEDROOMS ARE OFF LANDING. The TWO DOUBLE BEDROOMS and FAMILY BATHROOM are EQUALLY IMPRESSIVE in terms of finish. To the rear there is a COURTYARD GARDEN and permit parking is available to front.

### SETTING THE SCENE

The property is approached via a brick walled frontage and a hard standing footpath leading to the main property. Adjacent there is access to the gardens under passage and the 24/7 on road permit parking.

### THE GRAND TOUR

Once inside, this wonderful sitting room has characterful stripped wood flooring which runs all the way into the bay window and to the front of the multi-fuel burner. Shelving has been added at high level just under the picture rail with smooth ceiling and ornate coving. Continuing into the inner hall with the stripped wood flooring, there are stairs to first floor landing and a door to the dining room. The centrepiece of this room is the open fireplace with a timber mantle with solid wood doors to the kitchen and a corner cupboard which runs under the stairs. The kitchen has high gloss grey cabinets at wall and base level with square edge work-surfaces and integrated cooking appliances - the natural light for this room comes in through the window and door which lead to the garden. Upstairs, the accommodation has been remodelled so that all bedrooms now lead from the landing. Both of the bedrooms are double and there is a luxurious family bathroom with a three-piece suite.

### THE GREAT OUTDOORS

A hard standing courtyard can be found to the rear of the property, with fenced and walled boundaries. The garden also offers an outside water supply and front gated access.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



#### OUT & ABOUT

Located just outside the Norwich City Centre this property offers an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

#### FIND US

Postcode : NR1 4BJ

What3Words : ///share.every.number

#### VIRTUAL TOUR

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

**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.

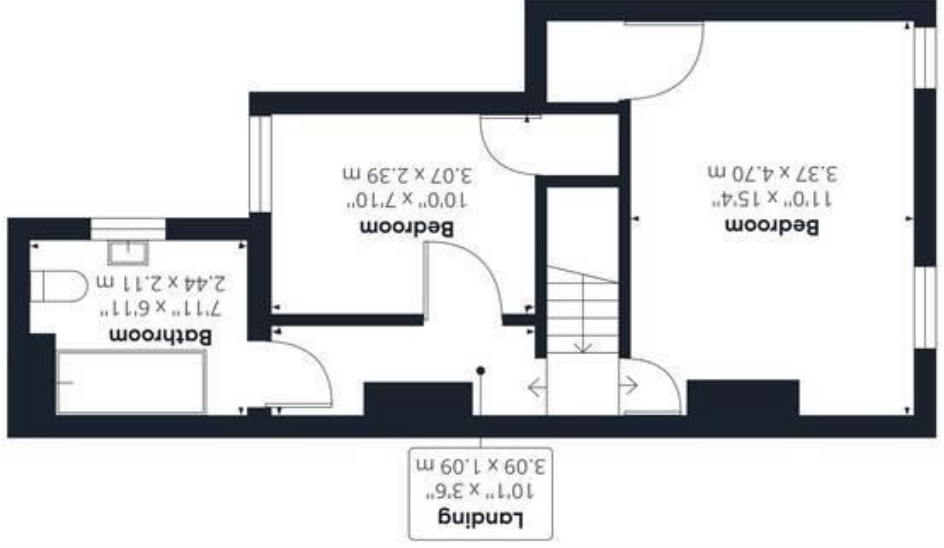
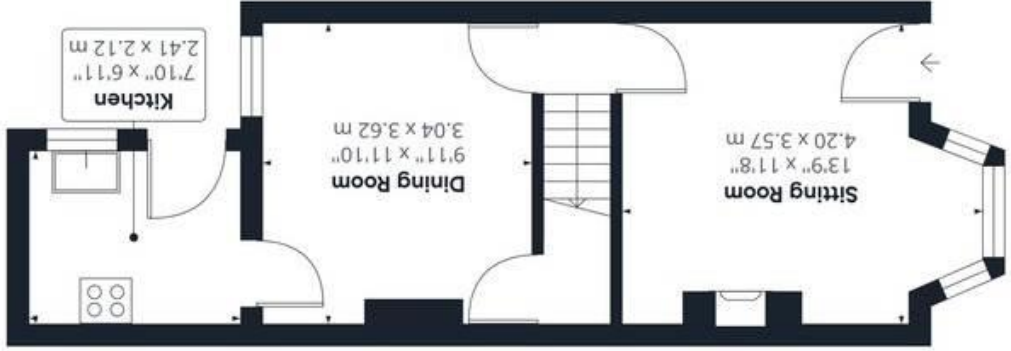
Price:



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Approximate total area<sup>(1)</sup>

701.41 ft<sup>2</sup>  
65.16 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.