

ARLINGTON  
PARK



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62 St. Stephens Road

, Norwich, NR1 3RE

Asking Price £595,000



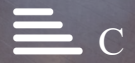
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**NO ONWARD CHAIN** Centrally located on the highly sought-after St Stephens Road, this expansive four-story period townhouse offers an impressive 1,750 sq. ft. of versatile living space, complete with a private landscaped rear garden and the rare city advantage of a garage and off-road parking. The façade of the building is listed and blends striking period features, such as classic sash windows and an elegant pale brick facade, with contemporary interior upgrades, the property is beautifully presented throughout. This exceptional residence represents a unique opportunity to enjoy a substantial family home within easy reach of the vibrant Norwich city centre.

- NO ONWARD CHAIN
- Four bedrooms
- Private garden space
- Quiet residential area
- Near public transport
- Modern kitchen design
- Contemporary bathroom
- Off-street parking & Garage
- Close to local schools
- Viewing highly recommended



**EXTERIOR AND ENTRANCE**

Approached on foot via a wrought-iron gate and a paved pathway flanked by manicured lawns and a striking blossom tree, the property boasts a handsome pale brick facade. Entering the home, the hallway sets a sophisticated tone with striking herringbone vinyl flooring, an elegant carpeted staircase with a wooden handrail, classic dado rails, and a high ceiling accented by a period archway.

**GROUND FLOOR**

To the front, the beautifully presented sitting room is bathed in natural light from a large sash window and features pale carpets, a striking feature fireplace with a black surround, a ceiling rose, a picture rail, and bespoke built-in alcove shelving. To the rear, the contemporary breakfast kitchen offers a fantastic entertaining space, fitted with sleek modern cabinetry, wood-effect countertops, and a peninsula island with a breakfast bar. It is well-equipped with an integrated eye-level double oven, a gas hob with a stainless steel splashback, and stylish industrial-style pendant lighting. You can find the recently installed gas boiler here providing hot water and central heating.

**BASEMENT LEVEL**

Stairs lead down to a versatile basement level featuring two spacious rooms with endless possibilities. Whether you require additional bedrooms, a dining room, a gym, or a secondary reception room, this flexible space can accommodate it all. Serving this level is a modern, well-appointed shower room complete with a curved glass enclosure, fully tiled walls, a ladder-style storage unit, and a heated towel rail. This self-contained feel makes it the perfect retreat for guests, older children, or multi-generational families.

**FIRST FLOOR**

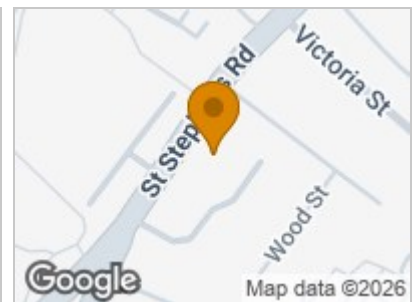
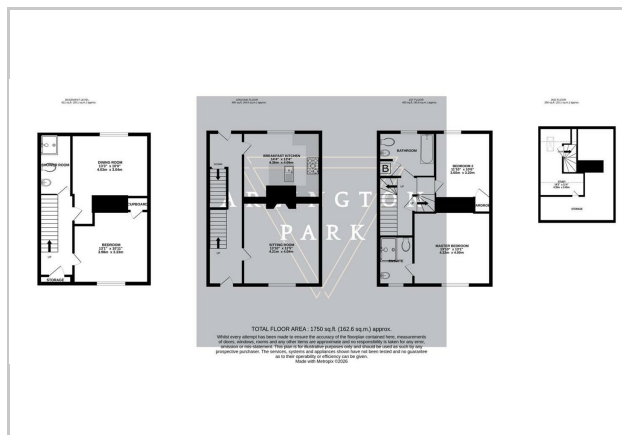
The first floor hosts the generous master bedroom, which benefits from its own private en-suite shower room, elegant period proportions, and a large sash window overlooking the front of the property. A second spacious double bedroom features built-in neutral wardrobes. The floor is completed by an expansive family bathroom, fully tiled, featuring a large modern curved bath with a glass screen and a built-in vanity unit housing the washbasin and concealed cistern toilet.

**SECOND FLOOR**

The top floor opens up to a versatile room nestled into the eaves, currently utilized as a combined bedroom and study area with a desk positioned in the dormer recess. Providing a quiet retreat for both home working and relaxation, this room also features access to substantial eaves storage. This hidden area offers an exciting opportunity to reconfigure the layout and potentially double the size of the room.

**OUTDOOR SPACE AND PARKING**

A major asset to this central city home is the private rear garden, which features a large paved sandstone patio ideal for alfresco dining and entertaining. The patio leads to a well-kept, long lawn bordered by mature shrubs and timber fencing. Rear access leads directly to a private single garage with an up-and-over door and an adjacent brick-paved driveway, providing highly coveted off-road parking.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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