



44 Livingstone Street  
, Norwich, NR2 4HE  
£230,000

3 1 2 D

Situated on the outskirts of the highly desirable NR2 Golden Triangle of Norwich, this beautifully updated mid-terrace home blends classic character with contemporary styling. The property boasts a pristine galley kitchen, a modern ground-floor bathroom, two reception rooms, and a versatile first-floor layout, offering a superb turn-key opportunity. Positioned on a popular residential street, the home provides a peaceful retreat just a short walk from the vibrant city centre.

- Well-presented mid-terrace
- Modern galley-style kitchen
- Two distinct reception rooms
- Gas central heating
- Two double bedrooms & 1 Single
- ground-floor bathroom suite
- Private enclosed rear garden
- Double-glazed windows



### DETAILED DESCRIPTION

Presented in excellent decorative order, this attractive mid-terrace property offers a bright and welcoming living space spanning approximately 730 square feet. Approached via a neat front courtyard with slate chippings and a grey picket fence, the modern composite front door opens directly into the beautifully finished sitting room. This front reception space features fresh pale grey walls, plush grey carpeting, white plantation window shutters, and a striking contemporary media wall with an integrated electric fireplace.

The adjoining dining room continues the elegant theme with bespoke built-in dark grey alcove shelving and glazed double doors that offer direct access to the rear garden, allowing natural light to flood the room. A small step leads up into the sleek, galley-style kitchen, which has been thoughtfully upgraded with pale grey shaker-style base and wall cabinets, contrasting worktops, and modern tiled flooring. It is fully equipped with an integrated oven, an electric hob, a stainless steel sink with a mixer tap, and recessed ceiling spotlights. Beyond the kitchen, the contemporary bathroom features stylish grey wall and floor tiles and a crisp white suite, including a bath with a glass shower screen, a modern WC, and a vanity unit with an integrated wash basin.

The first floor presents a wonderfully versatile layout. To the front, the principal double bedroom is highlighted by a striking olive-green panelled feature wall, extensive mirrored wardrobes, and white window shutters with an integrated blackout blind. The second double bedroom serves as a calming retreat, complete with light grey decor, plush carpeting, and matching shutters. Finally, a rear box room provides excellent additional space, perfect for a dedicated workspace, dressing room, or nursery.

Externally, the property benefits from a fully enclosed private rear garden. The outdoor space includes a hardstanding patio area immediately to the rear, leading to a central section that is a blank canvas ready for landscaping or a lawn, all secured by timber fencing. On-street parking is available to the front of the property.

### COMPLIANCE AND KEY INFORMATION

EPC Rating: D

Council Tax Band: B (Typical for this property type)

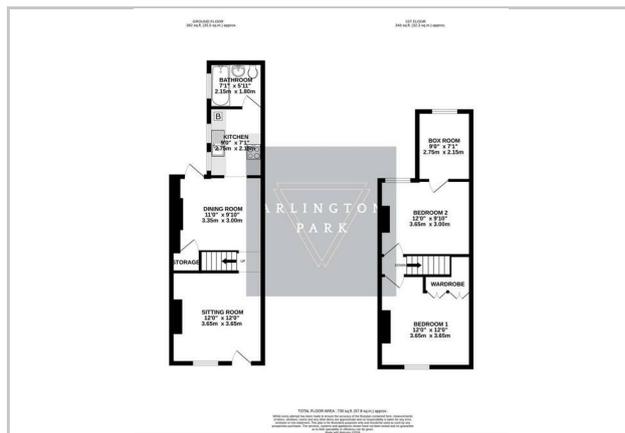
Local Authority: Norwich City Council

Broadband: Superfast and Ultrafast broadband are widely available in this postcode, with maximum download speeds typically reaching up to 1000 Mbps via major local networks.

### LOCAL AREA AND FACILITIES

Livingstone Street is located in the heart of Norwich's prestigious NR2 area, widely known as the Golden Triangle, which is renowned for its community feel and characterful streets. Residents enjoy immediate access to a wealth of local amenities, including independent shops, cafes, bakeries, and popular public houses along the nearby Dereham Road and Unthank Road.

The property is ideally positioned for easy walking access to Norwich city centre, which provides extensive shopping, dining, and leisure facilities. Transport links are excellent, with frequent local bus services operating nearby, providing quick connections across the city and to the Norfolk and Norwich University Hospital or the University of East Anglia. The area is also highly regarded for its convenient access to excellent local schooling options.



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		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

25a Earlham Road, Norwich, Norfolk, NR2 3AD

Tel: 01603 577255 Email: [youragent@arlingtonpark.co.uk](mailto:youragent@arlingtonpark.co.uk) <https://www.arlingtonpark.co.uk/>