



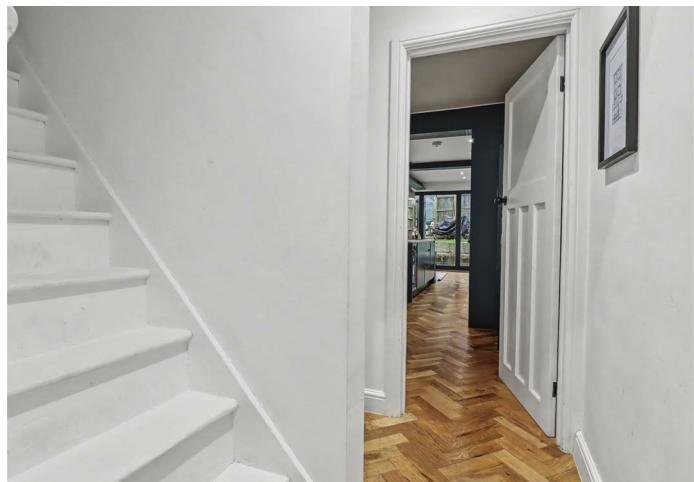
House - Terraced

KING STREET NORWICH NR1 2BU

Offers Over
£290,000

FEATURES

- Stunning City Terrace
- Shower Room
- Open Plan Kitchen
- Ensuite Bathroom
- Walk To The City
- Two Bedrooms
- Sitting Room
- Extended
- Enclosed Rear Garden
- Permit Parking



3 Bedroom House - Terraced located in Norwich

Nestled on the charming King Street in Norwich, this stunning Victorian terraced home, built in 1890, offers a delightful blend of classic elegance and modern convenience. This residence has been thoughtfully improved and extended, making it a perfect choice for families and those who love to entertain.

As you enter, you are welcomed by a lovely porch that leads into a spacious sitting room, providing a warm and inviting atmosphere. The inner hallway features a staircase that ascends to the first floor, while a stylish downstairs shower room, adorned with designer fittings in brushed brass, adds a touch of luxury to everyday living. The heart of the home is undoubtedly the extended open-plan kitchen/dining room, complete with a central island that invites culinary creativity. This space is perfect for hosting gatherings, with integrated appliances, including a wine fridge, ensuring you can impress your guests as if they were dining at a chef's table. The bifold doors at the rear seamlessly connect the indoors with the garden, while a skylight floods the area with natural light, creating a bright and airy ambiance.

The first floor does not disappoint, featuring two well-proportioned bedrooms, including a principal suite with an ensuite bathroom that offers a private retreat. The garden is generously sized, ideal for a growing family or for entertaining friends during warm summer evenings.

Situated just a stone's throw from the city centre, you will have easy access to an array of restaurants, a cinema, and the renowned Norwich Theatre. Commuting is a breeze, with the railway station within walking distance, making this location perfect for city living or for those who travel to London.

Do not miss the opportunity to view this exceptional home during our open days on the 13th and 14th of February. Call now to reserve your space and take the first step towards making this beautiful residence your own.

Entrance Porch

Entrance door to the porch with window to the front and side with door to the sitting room.

Sitting Room

11'11 x 10'0

Sealed unit double glazed window to the front, herringbone engineered wooden floor with under floor heating, opening to the inner hall.

Inner Hall

Stairs to the first floor, door to shower room and opening through to the kitchen/dining/family room, herringbone engineered wooden flooring with underfloor heating.

Shower Room

Double shower with designer styled splashbacks with brushed brass, shower head and fittings, wash hand basin with brushed brass mixer tap over and wc.

Kitchen/Dining/Family Room

25'0 x 11'0

Sealed unit double glazed bifolding doors out to the garden, ideal for bringing the outside in, ideal for the sunny days ahead. The kitchen area is stunning with a full range of base units, integrated oven, dishwasher, space and plumbing for washing machine along the long wall. In the centre there is the Minerva topped central island with butchers block prep area. Induction hob inset with further cupboards and wine fridge below. A perfect spot for a

morning coffee or displaying your culinary skills. This room is certainly the heart of this home

Landing

Door to both bedrooms.

Principal Bedroom

11'10 x 10'2

Sealed unit double glazed window to the rear, old school style radiator and door to bathroom.

Ensuite Bathroom

Sealed unit double glazed window to the rear, double ended freestanding bath, vanity wash hand basin and wc. Tiled splash backs and heated towel rail.

Bedroom Two

11'10 x 10'2

Sealed unit double glazed window to the front and radiator.

Outside

To the front there are steps to the entrance. The rear is accessed via the rear with gated enclosed garden. Mainly laid to lawn with steps down to the the family room. A great spot to entertain guests and family.

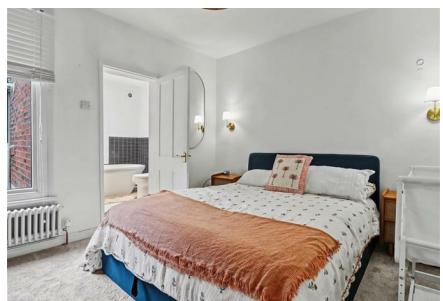
Agents Note

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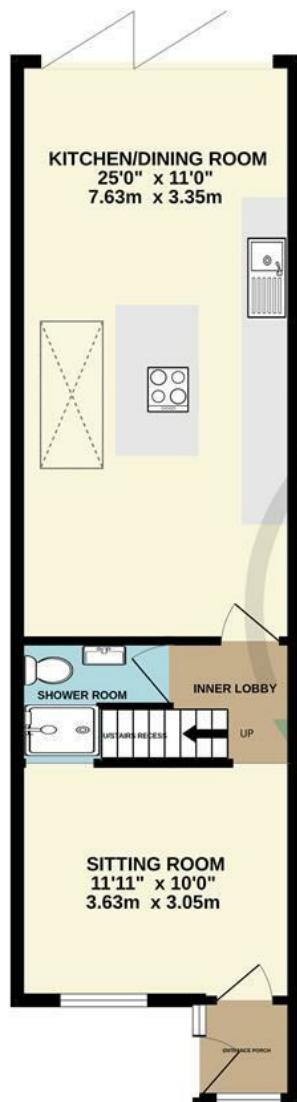


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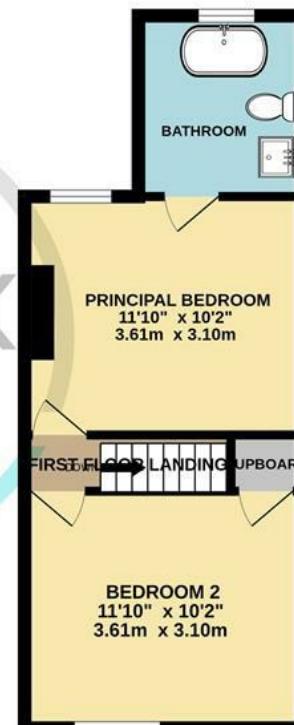


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<https://www.thinkproperty.ltd/>

Council Tax Band

A

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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