



College Road, Norwich, NR2 3JP

welcome to

College Road, Norwich

****GUIDE PRICE £475,000-£500,000**** Set on a picturesque tree-lined road in Norwich's esteemed Golden Triangle district, the residence exudes character with its original features tastefully preserved throughout.



Entrance Hall

Original glazed front door to front aspect, wood floor, corbels, meter cupboard, under stairs storage cupboard, doors to lounge, dining room and kitchen, stairs to first floor landing.

Lounge

15' 8" max into bay x 12' max into alcove (4.78m max into bay x 3.66m max into alcove)

Bay window to front aspect, cast iron fireplace with wooden surround, picture rail, cornice, ceiling rose, radiator.

Dining Room

12' 10" x 10' 8" max into alcove (3.91m x 3.25m max into alcove)

Gas flame effect cast iron and tiled fireplace with wooden surround, wood floor, picture rail, cornice, ceiling rose, double glazed french doors to rear aspect leading to garden, radiator.

Kitchen

19' 8" x 8' 9" (5.99m x 2.67m)

Sash window to side aspect, fitted kitchen comprising a range of wall and base units, inset ceramic butler sink with mixer tap, block wood work surfaces over, range cooker, tiled splash back, integrated dishwasher, integrated fridge / freezer, tiled floor, radiator, door to side aspect leading to garden, door to rear aspect leading to conservatory / garden room;

Conservatory / Garden Room

7' 8" x 8' 4" (2.34m x 2.54m)

Windows to side and rear aspect, french doors to rear aspect leading to garden.

Landing

Stairs leading from entrance hall to first floor landing, engineered wood flooring, radiator, doors to all bedrooms and bathroom.

Bedroom One

13' x 16' max into alcove (3.96m x 4.88m max into alcove)

Two windows to front aspect, cast iron fireplace, picture rail, radiator.

Bedroom Two

12' 11" x 10' 7" max into alcove (3.94m x 3.23m max into alcove)

Sash window to rear aspect, cast iron fireplace, picture rail, radiator.

Bedroom Three

6' 1" x 5' 7" (1.85m x 1.70m)

Sash window to side aspect, engineered wood floor, picture rail, radiator.

Bathroom

Sash window to rear aspect, modern four piece bathroom suite comprising freestanding claw foot roll top bath with mixer tap and hand held shower attachment over, shower cubicle with mains fed shower, pedestal sink, low level wc, cast iron fireplace, part tiled walls, radiator.

External

The property is approached via a gated pathway leading to the front door whilst to the rear there is an enclosed landscaped garden, complete with convenient rear access, providing a tranquil outdoor sanctuary ideal for relaxing or entertaining.



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welcome to

College Road, Norwich

- GUIDE PRICE £475,000 - £500,000
- HALL ENTRANCE TERRACED HOME WITH ORIGINAL PERIOD FRONT DOOR
- TWO RECEPTION ROOMS WITH FIREPLACES AND STRIPPED WOOD FLOORS
- LOCATED ON A TREE LINED ROAD WITHIN NORWICH'S ESTEEMED GOLDEN TRIANGLE LOCATION
- THREE FIRST FLOOR BEDROOMS

Tenure: Freehold EPC Rating: F
Council Tax Band: D

guide price

£475,000

directions to this property:

Proceed out of Norwich via Unthank Road taking a right hand turn into College Road where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106869 - 0007

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william h brown



01603 667077



Unthankroad@williamhbrown.co.uk



161 Unthank Road, Norwich, Norfolk, NR2 2PG



williamhbrown.co.uk