

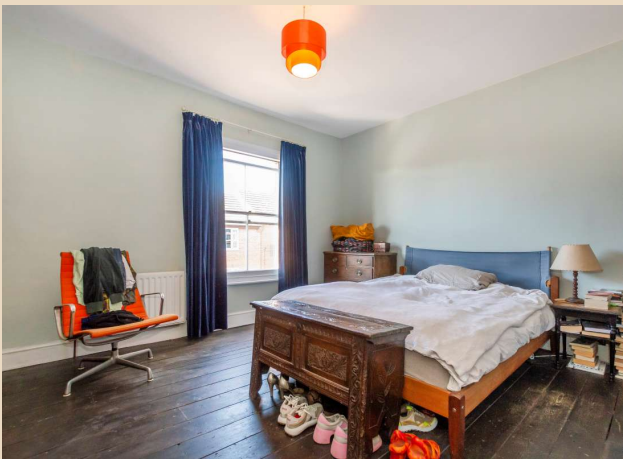


- Bay fronted hall entrance Victorian end of terrace
- Lounge
- Dining room
- Kitchen breakfast room
- Ground floor cloakroom
- Two double bedrooms and bathroom off landing
- Attic with two Velux windows — excellent conversion potential (subject to planning)
- Gas central heating
- Many original features throughout
- Walled courtyard garden backing onto Rosary Cemetery
- Amazing views to the rear
- Needs some updating and modernisation
- No chain

This charming, bay fronted, Victorian hall entrance end of terrace home, is situated in the sought after Thorpe Hamlet area, just east of Norwich City centre. Full of character throughout, the property backs onto the picturesque Rosary Cemetery, offering a peaceful and scenic setting. The accommodation comprises of an inviting entrance hall, a bay fronted lounge with an open fireplace, and a dining room with understairs storage, and French doors leading out to the rear garden. The dining room flows into a generously sized kitchen/breakfast room, which also benefits from a ground floor cloakroom. Upstairs, there are two spacious double bedrooms and a bathroom off the first floor landing. The attic features Velux windows to both the front and rear, and subject to planning could be converted into an excellent third bedroom, with space on the landing for a return staircase to provide access. The home benefits from gas central heating and retains many original features, including coving, picture rails, stripped wood floors, and original doors. Outside, the delightful part walled, rear courtyard garden, enjoys a good degree of privacy and backs directly onto Rosary Cemetery, enhancing the sense of space and tranquility. While the property would benefit from some updating and modernisation, it offers huge potential and once improved, would make a beautiful and character filled home.

Location

Situated on Ethel Road in the heart of Thorpe Hamlet, this property enjoys a fantastic location just East of Norwich City centre. The area offers a great selection of local amenities, including well renowned pubs, a primary school, and a nursery school, making it ideal for families and professionals alike. A local doctor's surgery is also nearby for added convenience. The property is within walking distance of Norwich City centre, providing easy access to its shops, restaurants, and cultural attractions. For those who enjoy the outdoors, the picturesque Lion Wood, is just a short distance away, offering peaceful woodland walks. Additionally, the nearby Riverside area provides scenic walking routes along the River Wensum, as well as a variety of leisure and dining options.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

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