



Wingfield Road  
Norwich, NR3 3HF

Guide Price £250,000 - £260,000

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residential

## Wingfield Road, Norwich, NR3 3HF

\*\*\* Launch Event Saturday 27th June - Strictly By Appointment \*\*\* Guide Price £250,000 - £260,000 \*\*\* Nestled on the charming Wingfield Road, this handsome two-bedroom mid-terrace house offers a delightful blend of modern living and comfort. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The current owners have thoughtfully enhanced the home by adding a luxurious en-suite bathroom to the first floor, which beautifully complements the practicality of the ground floor shower room. The modern fitted kitchen is a true highlight, designed to meet the needs of contemporary living while ensuring functionality. Step outside to discover a low-maintenance south-facing rear garden, an ideal escape from the hustle and bustle of city life. Situated in a desirable North City location, this property is conveniently within walking distance to the City Centre, offering easy access to a variety of shops, restaurants, and local amenities.

### Sitting Room 11'5 into recess x 11'9 (3.48m into recess x 3.58m)

Entrance door, double glazed window to front aspect, feature fireplace with tiled surround and hearth, and radiator.

### Inner Hall

Stairs to first floor.

### Dining Room 11'5 to chimney recess x 12'0 (3.48m to chimney recess x 3.66m)

Double glazed window to rear aspect, understairs storage cupboard and radiator.

### Kitchen 8'9 x 6'0 (2.67m x 1.83m)

Modern fitted kitchen comprising wall and base units with timber effect work surface over, inset stainless steel sink unit with mixer tap, built-in electric oven and induction hob, further built-in appliances including under-counter fridge, freezer and dishwasher, free-standing washing machine, double glazed window to side aspect and door leading out the garden.

### Rear Lobby

Cupboard housing the gas central heating boiler.

### Shower Room

Modern suite comprising corner shower cubicle with shower over, wash hand basin set in vanity unit with mixer tap, built-in WC and double glazed window to rear aspect.

### Bedroom 11'5 into chimney recess x 11'9 (3.48m into chimney recess x 3.58m)

Double glazed window to front aspect, built-in storage cupboard and radiator.

### Bedroom 11'5 into recess x 12'0 (3.48m into recess x 3.66m)

Double glazed window to rear aspect, decorative cast-iron fireplace, fitted wardrobes, stripped wooden floor and radiator. Door to:

### En Suite

Suite comprising bath with rainfall shower over, wash hand basin with mixer tap, WC, tiled walls, tiled floor and double glazed window to side aspect.

### Front Garden

Traditional terrace style garden with pathway leading to the entrance door.

### Rear Garden

Southerly facing low-maintenance rear garden laid to paving with timber shed and rear access gate.

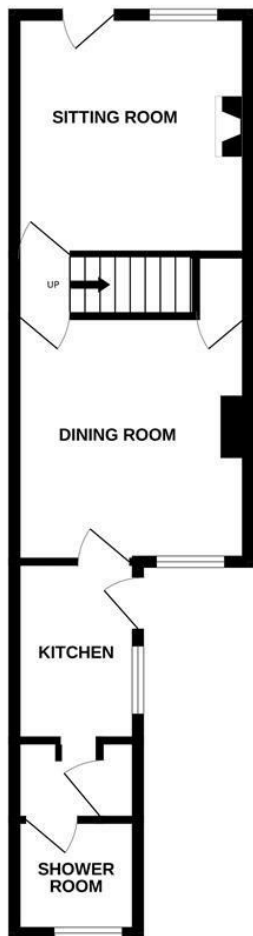
### Agents Note

Council Tax Band B



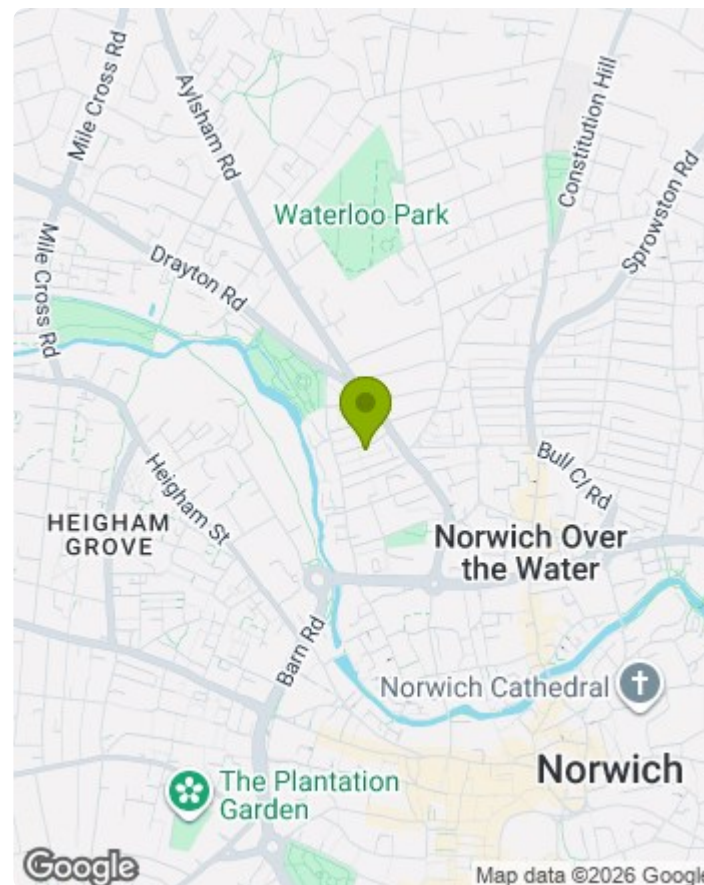
GROUND FLOOR

1ST FLOOR



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	69	
(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	

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