

4 Leopold Road, Norwich

£525,000 Freehold

Guide Price £525,000 - £550,000. This fully renovated home pairs quality design with traditional interiors, maintaining period features while focusing on family living. Placed in a sought-after area of Norwich, the property is high-spec, from the stunning glass balustrade staircase to the herringbone-style flooring throughout. The expansive kitchen/diner features high-end units, quartz worktops and integrated appliances including a fridge-freezer and dishwasher, ideal for everyday life. The private rear garden, neatly laid to lawn with a patio area, provides an ideal space for outdoor dining.

Upstairs, three well-proportioned bedrooms, including a spacious master with dual aspect windows, and a family bathroom with a panel bath, rain shower and stone worktop vanity. With off-street parking for two cars, this home combines modern design with traditional charm.

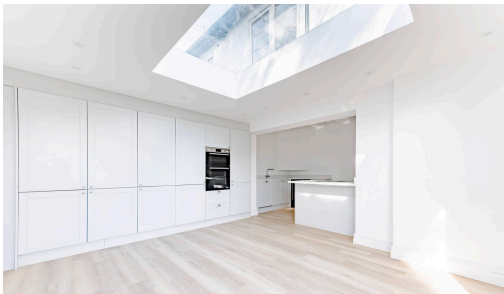
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The Location

Situated just off Newmarket Road, Leopold Road offers an ideal location that combines the best of Norwich's vibrant city life with its rich history. The city is known for its stunning architecture, including two cathedrals and a medieval castle, alongside a thriving cultural scene with award-winning Norwich Lanes offering independent shops, cafes, bars, and restaurants.

Residents enjoy proximity to excellent schools, the annual Norfolk and Norwich Festival, and a variety of outdoor activities along the River Wensum. With great transport links, including Norwich International Airport, and the beautiful North Norfolk coast just 40 minutes away, Norwich provides a perfect blend of modern living and historical charm.

Leopold Road

As you step inside, you'll be greeted by a welcoming entrance hall featuring traditional, high-quality tiled flooring and a stunning glass balustrade staircase. The hallway leads to a selection of well-proportioned rooms, including the cosy sitting room and versatile family room, which can also serve as a bedroom. Both rooms feature herringbone-style LVT flooring, with the family room showcasing a bay-fronted original crittall window, offering an elegant touch and ample natural light. A separate cloakroom provides with its stylish low-set WC, vanity hand wash basin and stone worktop, finished with the same herringbone flooring that runs throughout.

The heart of the home is the expansive kitchen/diner, a truly exceptional space that has been fully fitted with high-end units and quartz worktops. The kitchen is equipped with top-of-the-range integrated appliances, including a double electric oven, induction hob, fridge-freezer, and dishwasher. For those who enjoy entertaining, a state-of-the-art boiling



Ground Floor
756 sq.ft. (70.2 sq.m.) approx.

1st Floor
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

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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