

## 109 College Road, Norwich

£425,000 Freehold

In the heart of the Golden Triangle, where green foliage gently frames the front door, this Victorian terrace offers a combination of period charm and modern living. Just a short walk from the vibrant Unthank Road, residents can enjoy an array of independent shops, pubs, and restaurants. Inside, the spacious layout features a bay-fronted lounge with a fireplace and a dining room opening into a sleek kitchen equipped with integrated appliances. Upstairs, two double bedrooms are complemented by a beautifully converted loft master suite with an en-suite and Juliet balcony, flooding the space with natural light. Outside, the low-maintenance split-level garden leads to a secure garage, providing valuable off-street parking and storage. This home combines elegant design with practical features in one of Norwich's most desirable neighbourhoods.



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### The Location

The property is located within the heart of the Golden Triangle, with the popular Unthank Road only a short walk away. Unthank Road is well-known for its array of independent shops with several pubs and restaurants to be enjoyed with regular bus routes into the centre. Norwich is the popular medieval city and the heart of East Anglia.

The city provides lively night life, cultural and social activities as well as a great shopping experience such as the Castle Quarter and Chantry Place. State, faith and independent schools for all age groups, local independent shopping facilities, supermarkets, public houses, and a range of parks are all within a close range. Also, within close proximity to the University of East Anglia and the N&N university hospital.

### College Road, Norwich

This charming Victorian terrace house offers surprisingly generous living space, expertly blending period character with contemporary upgrades throughout. Upon arrival, green foliage gently frames the front door, adding a welcoming touch to the classic facade.

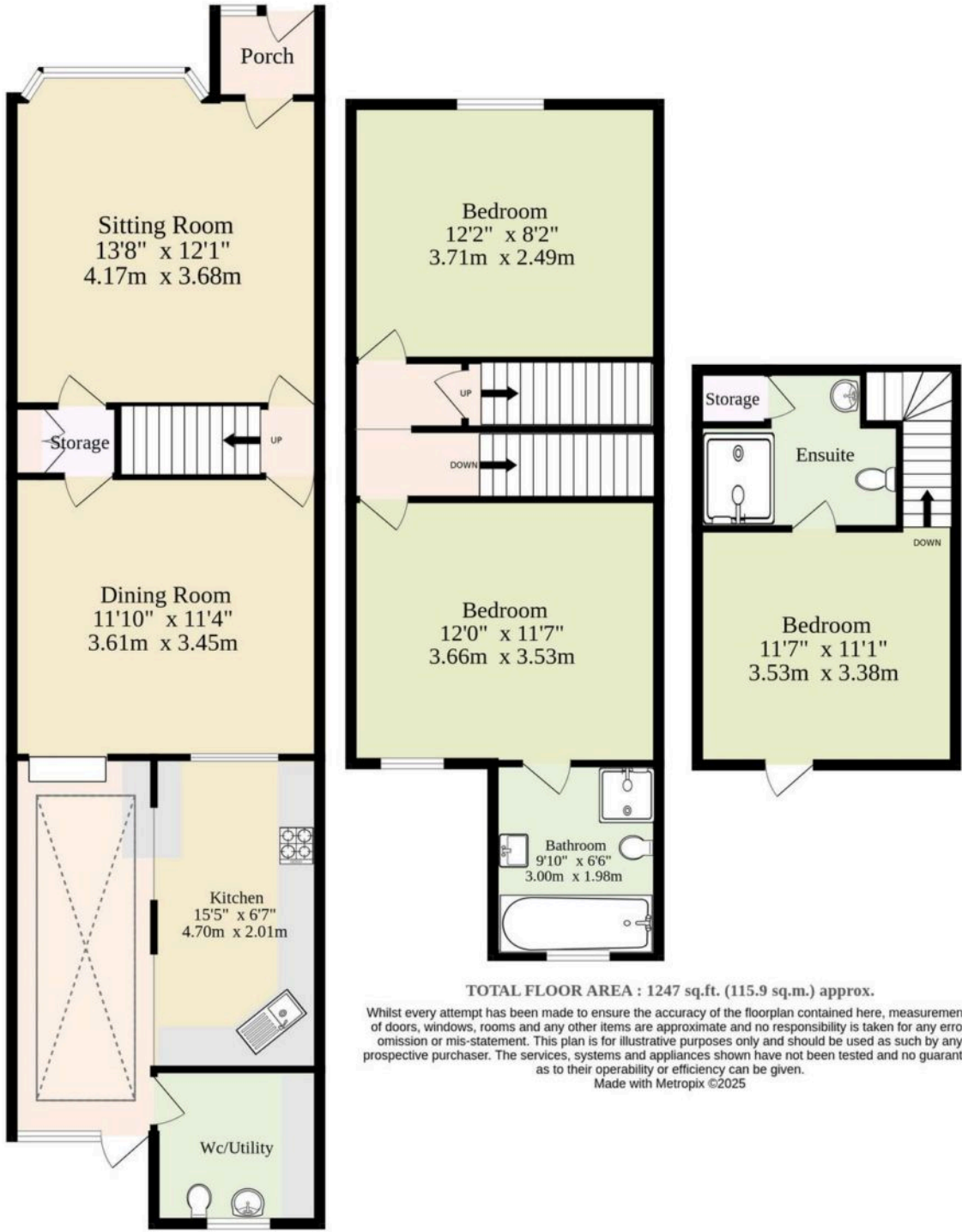
Step inside to discover a bay-fronted lounge that features a striking fireplace, creating an inviting centerpiece. Adjacent, the dining room showcases a cosy wood-burning stove and opens seamlessly into a sleek, modern kitchen fitted with integrated appliances and high-gloss cabinetry, perfect for those who love to cook and entertain. Completing the ground floor is a practical utility room with an additional w/c, offering convenience without compromising on style.



Ground Floor  
753 sq.ft. (70.0 sq.m.) approx.

1st Floor  
312 sq.ft. (29.0 sq.m.) approx.

2nd Floor  
182 sq.ft. (16.9 sq.m.) approx.



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