



8 Beaumont Place, Norwich

Minors & Brady



# 8 Beaumont Place

## Norwich

Scandinavian-inspired Victorian living with an exceptional loft room and en suite principal bedroom. Beautifully presented throughout with a stylish Scandinavian influence, this charming over-the-passage Victorian terrace offers far more than first meets the eye. Set within a quiet cul-de-sac in Norwich's sought-after Golden Triangle, the property combines period character with bright, thoughtfully designed interiors and a surprisingly versatile layout. A standout feature is the impressive insulated loft room with its own WC, creating a superb additional living space ideal for home working, hobbies, a studio or relaxation. The principal bedroom enjoys the luxury of a dressing room and en suite shower room, while the attractive rear garden, nearby Eagle Park and easy walk into the city centre complete the appeal of this unique home.

- Beautifully presented Victorian over-the-passage terraced home with a stylish Scandinavian-inspired interior
- Tucked away within a quiet cul-de-sac in the heart of Norwich's highly sought-after Golden Triangle
- Bright and welcoming sitting room complemented by a separate dining room, ideal for everyday living and entertaining
- Well-appointed kitchen with a range of fitted wall and base units, offering excellent storage and workspace
- Two generous double bedrooms accessed from the landing, both benefitting from useful built-in storage
- Impressive principal bedroom suite complete with a dedicated dressing room and private en suite shower room
- Exceptional insulated loft room with its own WC, offering versatile additional living accommodation



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## Norwich

### The Location

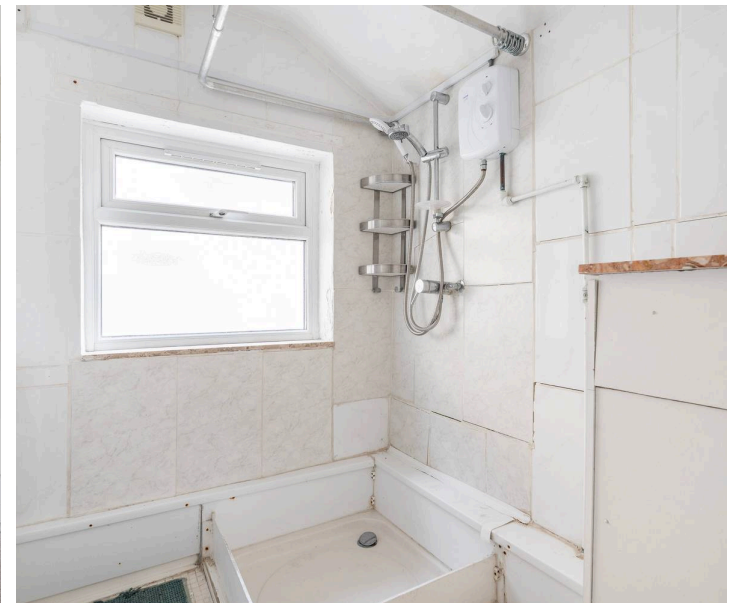
The property is ideally located within the heart of the Golden Triangle, on the highly sought-after Beaumont Place in NR2. This desirable address is perfectly placed to enjoy the very best of Norwich living, with a wealth of amenities, green spaces and excellent transport links close at hand.

Just a short stroll away lies Eagle Park, a popular open space ideal for walking, recreation and enjoying the outdoors. The area is also well known for its vibrant pub and dining scene, with local favourites including The Unthank Arms, The Eagle and The Georgian Townhouse all within easy reach, offering excellent food, welcoming atmospheres and popular Sunday roasts.

Norwich city centre is within comfortable walking distance, providing a diverse range of shopping, restaurants, cafés, nightlife and cultural attractions. Destinations such as Chantry Place, Norwich Market and Norwich Castle are all easily accessible, ensuring there is always something to enjoy close by.

Families are particularly well catered for, with a choice of well-regarded state, faith and independent schools nearby, alongside City College Norwich for further education. Everyday essentials are also readily available, with local convenience stores, independent retailers and Hall Road amenities all within easy reach.

For those commuting, the location benefits from excellent access to Norwich's road network, including convenient routes to the A47, making travel across Norfolk straightforward.



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### Norwich

#### Beaumont Place, Norwich

Occupying a highly desirable cul-de-sac position within Norwich's ever-popular Golden Triangle, this attractive Victorian over-the-passage terrace offers beautifully presented accommodation arranged across three floors. Deceptively spacious and full of character, the property enjoys a peaceful setting whilst remaining within easy walking distance of Norwich city centre, Eagle Park, Unthank Road amenities and a fantastic selection of cafés, restaurants and public houses.

The accommodation begins with a welcoming sitting room to the front of the property, filled with natural light and offering a comfortable space to relax. Beyond, the dining room creates an excellent social hub for everyday living and entertaining, benefitting from useful built-in storage and a natural flow through to the kitchen. The kitchen is fitted with a range of wall and base units, providing practical storage and workspace, whilst a modern shower room completes the ground floor accommodation.

To the first floor, two generous double bedrooms are accessed from the landing. The principal bedroom is a particularly appealing space, enhanced by a dedicated dressing room and a private en suite shower room, creating a suite-like arrangement rarely found in properties of this style. Storage solutions have been thoughtfully incorporated into both bedrooms, further adding to the practicality of the home.



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A staircase rises to the second floor loft room, which offers an impressive and highly versatile additional space. Benefitting from insulation and its own WC facilities, the room is currently utilised as additional living accommodation and could suit a variety of needs including a home office, hobby room, studio or occasional guest space.

Outside, the rear garden is predominantly laid to lawn, providing an attractive outdoor area for relaxing, gardening and entertaining. Gated access leads to the passageway, adding convenience and practicality. To the front, residents can enjoy the benefits of a quiet residential setting within one of Norwich's most sought-after locations.

### Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

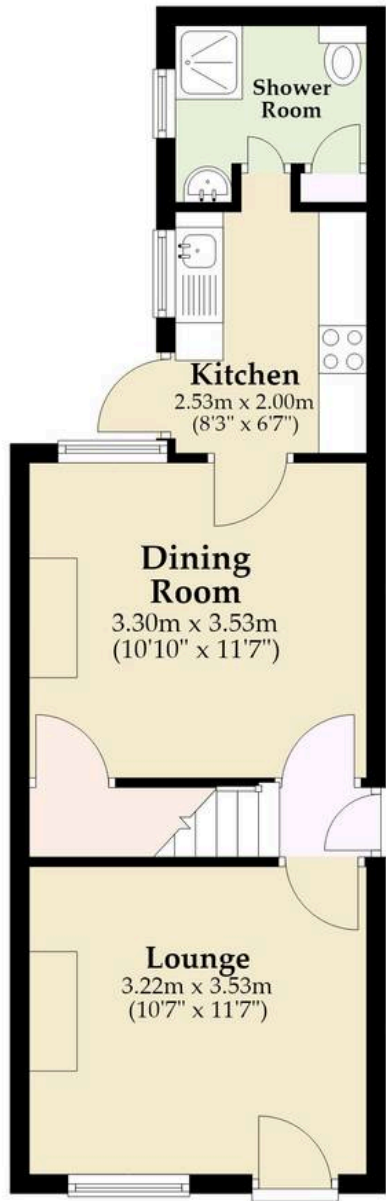


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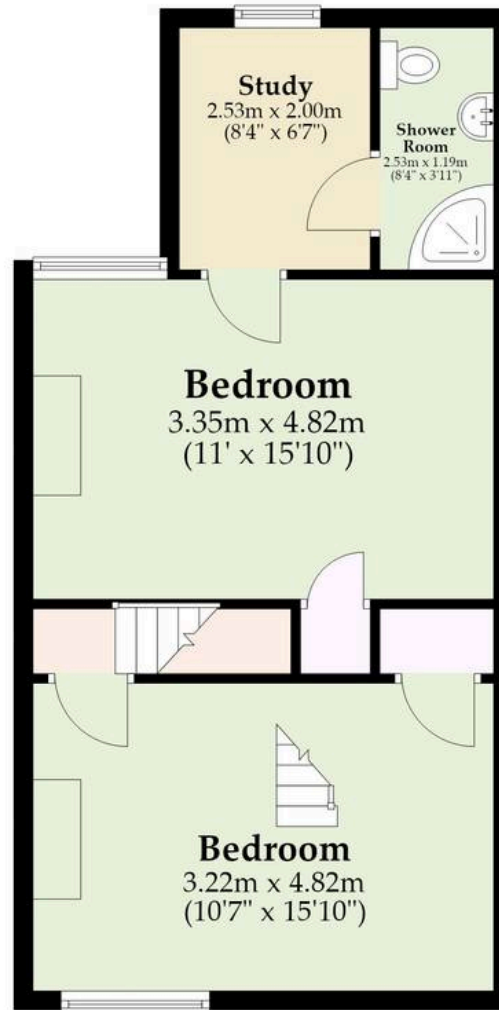
## Ground Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



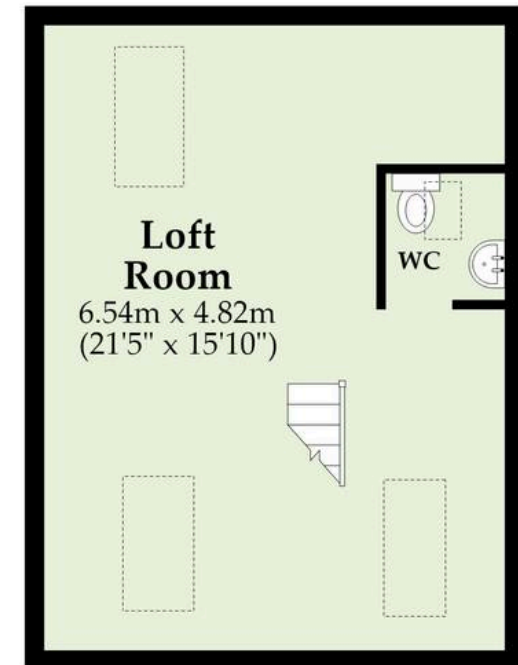
## First Floor

Approx. 44.6 sq. metres (479.6 sq. feet)



## Second Floor

Approx. 31.5 sq. metres (339.3 sq. feet)



Total area: approx. 111.5 sq. metres (1200.3 sq. feet)

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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.

Plan produced using PlanUp.

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# Minors & Brady

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