



**113 St Leonards Road, Norwich, NR1 4JF**

**GUIDE £720,000**

## A five/six bedroom detached Victorian house in an elevated position above the city with fine views.

### DESCRIPTION

The property is believed to have been built in 1857 and occupied by John Berney Ladbrooke who was a member of the celebrated Norwich School of artists. Some of the material from St Michael's Chapel was used in the landscaping of the lower garden area and also in the arch leading to a pathway to St Leonards Road.

The house offers accommodation on three floors with three reception rooms, four bedrooms and a bathroom on the first floor and two further bedrooms on the second floor, one of which has been used as a hobby room. A gas fired central heating system to radiators provides heating to the ground and first floors.

The garage block which once provided stabling and storage includes two garages on either side of a covered walkway to the rear garden.

Only by inspection can this fine Period home and its special location be fully appreciated and therefore viewing is highly recommended.

### LOCATION

The house is situated to the east of the city in a conservation area and around three quarters of a mile from Norwich Castle in the city centre as the crow flies. Amenities in the local area include shops, public houses, a bakery and there is easy access from this area to Norwich Rail Station and Mousehold Heath. There is a particularly pleasant walk from this area by Riverside and through the grounds of Norwich Cathedral to the city centre.

### DIRECTIONS

From Riverside on the inner ring road, proceed up Gas Hill and turn left at the top into the northernmost part of St Leonards Road. Follow the road along and continue past the gate to 113 and take the next turning on the left. The driveway for the property will be found on the left hand side in front of the garages and the gate to the rear of the property is between the garages.

### ACCOMMODATION

On the Ground Floor:-

#### ENTRANCE PORCH

1.77m x 1.77m (5'10" x 5'10"). Solid wood entrance door. Tiled floor. Radiator. Dado rail. Decorative coving. Windows to side

aspects. Panelled doors with glazed panels to entrance hall.

#### ENTRANCE HALL



Under stairs recess with radiator. Staircase to first floor landing. Ceiling rose. Decorative coving.

#### DRAWING ROOM



4.85m x 4.24m (15'11" x 13'11"). Open fireplace with decorative fire surround. Two radiators. Low fitted book shelves. Television point. Picture rail. Decorative cornicing. Ceiling rose. Window to front aspect.

#### DINING ROOM

4.85m x 4.24m (15'11" x 13'11"). Two radiators. Picture rail. Decorative cornicing. Ceiling rose. Window to front aspect.

#### DINING ROOM



#### REAR HALLWAY

Access to kitchen and study/play room.

#### STUDY/PLAY ROOM

4.54m into bay x 3.02m (14'11" x 9'11"). Radiator. Picture rail. Decorative cornicing. Bay with windows to rear aspect.

#### KITCHEN



3.27m x 3.04m (10'9" x 10'). Worktops with cupboards and drawers below and a double drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Electric cooker point. Utility space below work surface with plumbing for dishwasher. Radiator. Window to side aspect.

### WALK-IN PANTRY

2.28m x 2.03m (7'6" x 6'8"). Light. Fitted shelves and cupboards. Space for fridge/freezer.

### UTILITY ROOM

5.46m x 2.13m (17'11" x 7'). Stainless steel double drainer sink with cupboards and drawers below. Tiled splashback. Plumbing for washing machine. Free-standing gas fired boiler. Fitted storage cupboard and shelves. Windows to side and rear aspects. Door with glazed panels to side.

On the First Floor:-

### LANDING/STUDY AREA



Two radiators. Telephone point. Stairs to second floor landing. Loft access hatch. Window to front aspect.

### BEDROOM 1



4.24m x 4.24m (13'11" x 13'11") to wardrobe front. Radiator. Built-in wardrobes along one wall. Picture rail. Decorative corning. Window to front aspect.

### BEDROOM 2

4.82m x 2.87m (15'10" x 9'5"). Radiator. Picture rail. Coving. Window to front aspect.

### BEDROOM 3

4.59m into bay x 3.02m (15'1" x 9'11"). Radiator. Picture rail. Bay with windows to rear aspect.

### BEDROOM 4

3.30m x 1.95m (10'10" x 6'5"). Radiator. Recess with book shelves. Picture rail. Window to side aspect.

### BATHROOM



3.22m x 2.46m (10'7" x 8'1") including the airing cupboard. White suite comprising bath with tiled surround, suspended wash basin with fitted mirror above, WC. Radiator. Built-in airing cupboard with slatted shelves and hot water cylinder with immersion heater. Window to rear aspect.

On the Second Floor:-

### LANDING

Open doorway to:-

### LANDING/STUDY AREA

3.58m x 2.05m (11'9" x 6'9") plus 1.80m x 1.80m (5'11" x 5'11"). Skylight window. Windows to front and side aspects.

### BEDROOM 5

4.21m x 3.27m (13'10" x 10'9") plus 1.47m x 0.81m (4'10" x 2'8"). Exposed roof truss and purlins. Windows to side and rear aspects.

### BEDROOM 6/HOBBY ROOM

3.30m x 2.87m (10'10" x 9'5"). Exposed roof truss and purlins. Skylight window.

### OUTSIDE

A driveway provides parking space in front of a garage, 4.57m deep x 4.21m wide (15' x 13'10") with up and over door, light and door to side to a covered walkway. Adjoining the covered walkway is a second garage with double doors which is used for storage purposes.



A lockable gate leads through to the covered walkway in between the garages and opens to the rear garden which is enclosed and laid to lawn with flower and shrub beds and a paved patio are beside the wall of the second garage. There is also a small vegetable garden.



A pathway leads to the side of the property and off to the left through an archway constructed of reclaimed materials from St Michael's Chapel to a shingle pathway leading to a gate up to St Leonards Road.



The front garden is south/south-west facing and laid to lawn with a paved patio to the side of the house.



The remainder of the garden is built into the slope and accessible via pathways which wind down to the bottom passing secluded spots to sit and there is a brick and flint building used for storage purposes. The pathway leads down to a lockable gate to a pathway which runs through to Gas Hill.

Adjoining the side of the house is a WC, wood store and garden store.



#### AGENT'S NOTES:

- (1) The owners of the adjoining property (113a) have a legal right for vehicular and pedestrian access over the section of driveway immediately in front of the second garage
- (2) The owners of 113a have a legal right for pedestrian access over part of the pathway in the lower section of garden which leads to the lockable gate and the pathway running through to Gas Hill
- (3) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

Viewing Strictly by Prior  
Appointment through the  
Selling Agents' Norwich Office.  
Tel: 01603 629871

These Particulars were prepared in April 2016.  
Ref: NRS5892

**Energy Performance Certificate**

**113, St. Leonards Road, NORWICH, NR1 4JF**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 8546-7224-4800-3435-3922
<b>Date of assessment:</b> 25 April 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 25 April 2016	<b>Total floor area:</b> 257 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 17,679</b>
<b>Over 3 years you could save</b>	<b>£ 10,110</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 396 over 3 years	£ 405 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;">                     You could save <b>£ 10,110</b> over 3 years                 </div>
Heating	£ 16,188 over 3 years	£ 6,768 over 3 years	
Hot Water	£ 1,095 over 3 years	£ 396 over 3 years	
<b>Totals</b>	<b>£ 17,679</b>	<b>£ 7,569</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="margin: 0 auto;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="background-color: #e91e63; color: white; border: 1px solid white;">14</td> <td style="background-color: #4caf50; color: white; border: 1px solid white;">60</td> </tr> </table>	Current	Potential	14	60	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
Current	Potential					
14	60					

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 4,293	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 393	✓
3 Draught proofing	£80 - £120	£ 453	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



View to Front

