



## 37 DOVER STREET

Norwich, Norfolk, NR2 3LG

£270,000

**BROWN & CO**

## 37 DOVER STREET

Norwich, Norfolk, NR2 3LG

**A delightful three bedroom Victorian mid-terraced home offered in lovely order throughout beautifully positioned on a prime road in the golden triangle area of Norwich.**

### DESCRIPTION

No. 37 Dover Street comprises a late Victorian three-bedroom mid-terraced house nestled in the heart of the Golden Triangle off the Unthank Road. Constructed of mellow Norfolk red brick under pantile roof the house enjoys light and airy accommodation on three floors and will be of great interest to a wide range of buyers.

The principal sitting room enjoys a lovely bay window and a feature fireplace with wood burning stove, with access into the dining room. The kitchen and family bathroom are positioned to the rear of the property and enjoy access into the lean to which flows beautifully out to the garden.

Off the landing upstairs there are two double bedrooms with access from the second into a third bedroom. A further staircase from the main landing flows into the loft room where fine views are enjoyed to the East and West.

The garden is quite delightful and has been beautifully tendered for over many years. There is a lovely decking area with a seating area and space for potted plants. Steps lead down to a lovely kitchen garden. In addition, there is a garden shed to the rear boundary. The whole is bordered by panel fencing.

Services: We believe all mains services are connected to the property.

### LOCATION

This area is very well regarded and is considered to be one of the most prestigious and fashionable areas of the city. There are a number of local shops in the area only a short distance from the property, providing a good range of facilities and a 'village' atmosphere. There are also well regarded state and private schools on this side of the city.

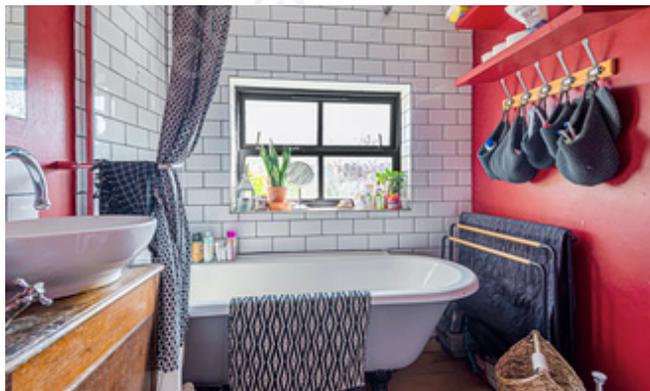
### DIRECTIONS

Leave the centre of Norwich via Unthank Road continuing past the shops and passing Cambridge Street, York Street and Gloucester Street. Take the next right turn onto Dover Street, head past the pub on the right and the property will be located on the right hand side.

### AGENT'S NOTES:

- (1) 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.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



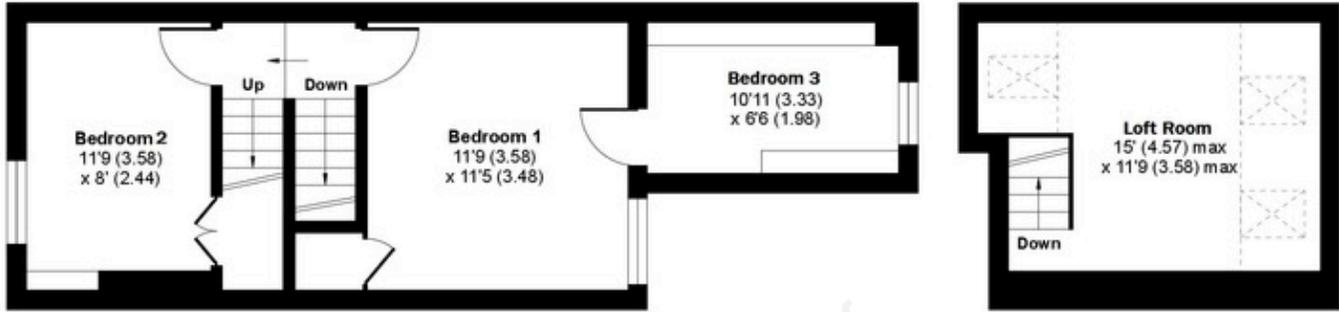


# Dover Street, Norwich, NR2

Approximate Area = 1008 sq ft / 93.6 sq m  
 Limited Use Area(s) = 58 sq ft / 5.4 sq m  
 Total = 1066 sq ft / 99 sq m  
 For identification only - Not to scale

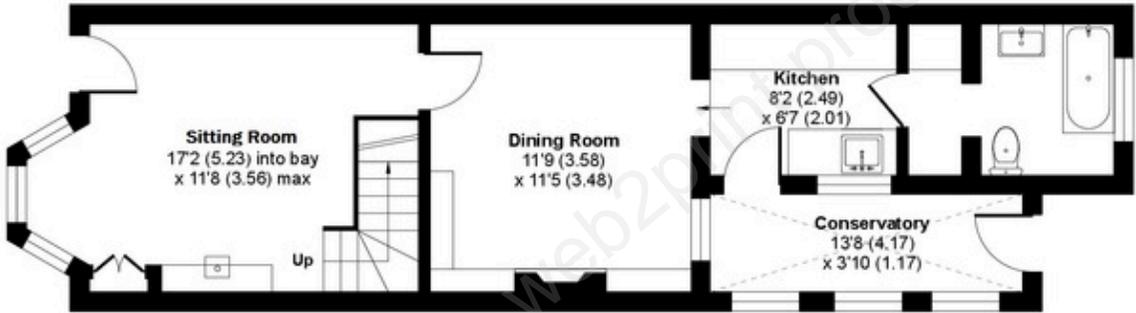


Denotes restricted head height



FIRST FLOOR

SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2021. Produced for Brown & Co. REF: 743096



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