



1 PHILIPPA COURT

Magdalen Street, Norwich, NR3 1HS

£350,000

BROWN & CO

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A pretty Grade II Listed townhouse offering three bedrooms, two parking spaces and a wonderful City garden.

DESCRIPTION

No. 1 Philippa Court is a beautiful City Centre Townhouse listed Grade II as a property of architectural and historic interest. The property will be of great interest to a wide variety of buyers looking for spacious open plan accommodation whilst being within proximity to all the amenities Norwich has to offer.

The property is situated within a collection of properties that have been converted from a former weaver's warehouse, positioned within the courtyard over three floors. Accommodation includes a large entrance hall, three bedrooms with master en-suite, stunning open plan sitting room kitchen dining room with vaulted ceiling offering exposed beams, and wonderful views over Norwich. There is useful storage throughout the property.

To the outside there is a pretty City Garden with a garden shed, and range of beds, shrubs and a patio area ideal for dining. A side access is offered behind the house, which is in full ownership of number 1, and there are two allocated parking spaces located to the front of the property.

LOCATION

The property is located within walking distance of all amenities in the city, which includes excellent shopping facilities, restaurants, cafés and public houses, theatres and cinemas together with health and leisure centres.







DIRECTIONS

Leave Norwich City Centre via Magdalen Street, turn left under archway which is signposted for Philippa Court into the private parking area. The property is located on the right hand side.

ACCOMMODATION

On the Ground Floor:-

ENTRANCE HALL 17'7 x 6'1 (5.35m x 1.85m) Stairs to first floor, cupboard housing electric and gas meters, radiator, exposed beam, under stairs cupboard, doors to:

BEDROOM TWO 11'3 x 8'5 (3.42m x 2.56m) Window to front aspect, radiator.

BEDROOM THREE 11'3 x 8'8 (3.42m x 2.64m) Window to rear aspect, radiator, door to garden.

On the First Floor:-

LANDING Stairs to second floor, two storage heaters, doors to:

MASTER BEDROOM 18'1 x 8'8max 7'8min (5.51m x 2.64m x 2.33m) Two windows to front aspect, radiator, fitted storage, doors to:

EN-SUITE SHOWER ROOM 7'10 x 2'5 (2.38m x 0.73m) A white three piece suite comprising of shower enclosure, low level WC, wash basin, extractor fan, heated towel rail.

BATHROOM 11'2 x 5'8 (3.40m x 1.72m) A white three piece suite comprising of panelled bath, low level WC, wash hand basin with storage under, radiator, cupboard with space for washing machine, window to rear aspect. Glow-worm combi-boiler.

On the Second Floor:-

LANDING Window to rear aspect, vaulted ceiling with exposed wooden beams, door to:

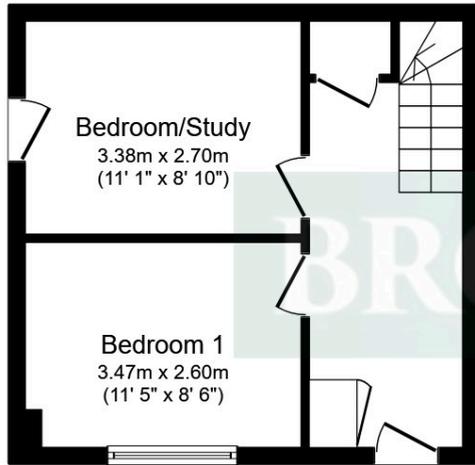
OPEN-PLAN KITCHEN/LIVING/DINING SPACE 18'1 x 18'7 x 7'7min (5.51m x 5.66m x 2.31m) A stunning space with vaulted ceilings, exposed beams and views to front and rear over the City skyline. Norwich Castle, Norwich Cathedral and Norwich City Hall are all visible from the front. This room has clear areas designed for sitting and dining. The modern kitchen features a range of base, wall and drawer units, work surfaces, sink and drainer, integrated oven and hob, integrated fridge and freezer.

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

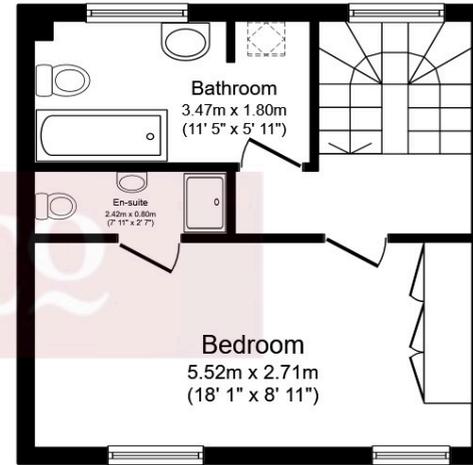




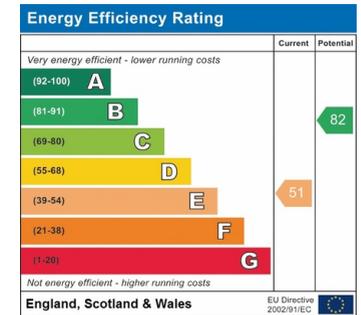
Ground Floor



First Floor



Second Floor



Total floor area 90.0 sq. m. (969 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Brown & Co Powered by www.focalagent.com

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