



18 The Crescent  
Norwich, NR2 1SA



# 18 The Crescent

## Norwich NR2 1SA

A handsome Grade II Listed town house in the heart of the City Centre, near the Theatre Royal and Chapelfield Gardens. Extending to a gross internal area of 506m<sup>2</sup>, it is ideal for entertaining with elegant and well-proportioned reception rooms.

### *Brief Summary of the Accommodation:*

*Entrance Hall, 5 Reception Rooms, Study, Utility Room, Kitchen/Breakfast Room, Cloakroom, Cellar, Workshop, 5 Bedrooms, 5 Bath/Shower Rooms, Dressing Room.*

*Garage, front garden and access to communal gardens; rear courtyard garden.*

### **LOCATION**

No.18 is the south eastern corner of The Crescent, which comprises a row of elegant Regency houses overlooking a central communal garden. The Crescent enjoys an excellent community spirit and is well located for access to schools such as Town Close, The Norwich High and Norwich Schools. It is located between the St. Stephens roundabout and the Roman Catholic Cathedral at the top of Grapes Hill, within a short walk of the Chapelfield Shopping Mall, Library, Forum, Jarrolds and Market Square.

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**Viewings by appointment 01603 661199**

**Tenure: Freehold**



## DESCRIPTION

No 18 is a Grade II Listed, end of the terrace house, built in 1825 by John Burn, providing a lovely family house with well-proportioned reception rooms and high ceilings. Built of red brick under a slate roof, the accommodation extends to circa 5,456ft<sup>2</sup>, laid out over a basement, ground and two upper floors.

The house has been sympathetically refurbished with the creation of a new large kitchen/breakfast room overlooking the courtyard and an additional ground floor reception room, bedroom with an en-suite shower room. The house now benefits from underfloor heating throughout together with motion sensor lighting in the hallways and other rooms.

The quality of the refurbishment is high with the retention of many period features including covings, ceiling roses and picture rails. The house has new double glazing throughout, new bathrooms and a bespoke kitchen with Miele appliances. All the bedrooms benefit from built-in storage cupboards.

A fine entrance hall leads to two inter-connecting reception rooms with open fireplaces, a dining room with hidden cupboard and a ground floor wc with wash hand basin. A south facing conservatory has been created leading to the new reception room, the full depth of the house. A single storey kitchen extension, has been created from the servant's quarters and outbuildings, with access to the rear courtyard.

On the lower ground floor is a study lined with bookshelves, and a large storage area, housing the hot water tank and laundry units.

On the first floor are three well-proportioned bedrooms, and a family bathroom. The master suite comprises a large double bedroom, en-suite shower room and large dressing room. Bedroom 2 comprises an en-suite shower room and there is an additional family bathroom. Going into the apex on the second floor is a large children's bedroom with an en-suite shower room and around the bedroom is ample under eaves storage.

The private courtyard garden to the rear has a southern aspect and access to the former garage and workshop.



### Services

Mains water, electricity, gas and drainage. The central heating system is gas fired.

### Local Authority

Norwich City Council. Telephone 0344 980 3333  
Council Tax Band G Payable 2020/21 £3,248.27

### Contact:

## Humberts

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Norwich NR3 1RB

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# Chapel Field Road, Norwich, NR2

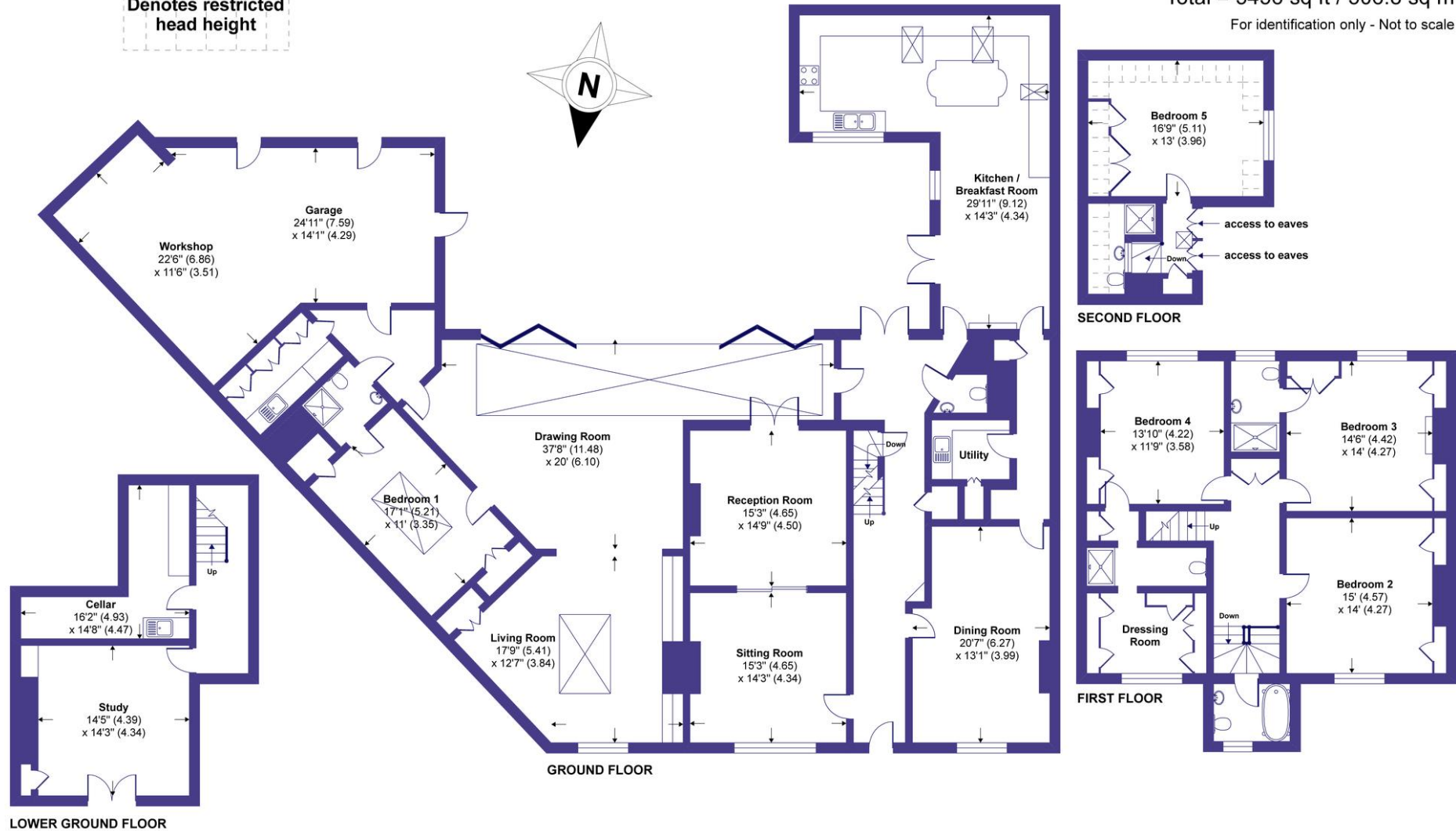
Approximate Area = 5368 sq ft / 498.7 sq m (includes garage)

Limited Use Area(s) = 88 sq ft / 7.1 sq m

Total = 5456 sq ft / 506.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Humberts. REF: 660018

