



**35 Caernarvon Road | | Norwich | NR2 3HZ**

**£575,000**

**\*\*A MUST SEE GOLDEN TRIANGLE THREE STOREY TERRACE\*\*** Introducing Caernarvon House—a truly remarkable and substantial five-bedroom, hall-entrance, bay-fronted Victorian home with a total floor area of 190 square metres, proudly built in 1888 as the original builder's residence. Set within the ever-prestigious Golden Triangle, this elegant three-storey mid-terrace blends period grandeur with generous family living. Step through the welcoming entrance hall and into a home rich with character: the beautiful lounge and dining room boast original Victorian fireplaces with marble surrounds, sash windows, and picture rails, while the well-proportioned kitchen and convenient shower room/utility complete the ground floor. The first floor offers three spacious bedrooms, WC and a family bathroom off landing, with two bedrooms on the top floor—one enjoying charming elevated views across Norwich. Outside, the property continues to impress with a low-maintenance front garden and a large, private, non-bisected rear garden, complete with a patio seating area perfect for relaxing or entertaining. Bursting with authentic period features and offering a rare sense of space in one of Norwich's most desirable locations, Caernarvon House is the ideal forever family home. Early viewing is essential—properties of this calibre in the Golden Triangle are seldom available for long.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Metropix C5025

## Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, dining room, kitchen and stairs to first floor.

### Lounge 16'2 x 13'6

Sash windows to front, radiator, cast iron fireplace with marble surround.

### Dining Room 14' x 12'

Sash window, radiator, cast iron fireplace with marble surround.

### Kitchen 19'7 x 8'4

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer, integrated dishwasher, radiator, two windows to side, door to side.

### Shower Room/Utility 9'4 x 5'1

Shower cubicle, low level WC, hand wash basin, space for washing machine and tumble dryer, radiator, frosted window.

### First Floor Landing

Doors to three bedrooms, bathroom and WC.

### Bedroom One 21'3 x 13'4

Sash windows, two radiators, fitted wardrobe, cast iron fireplace with marble surround.

### Bedroom Two 15'10 x 13'9

Sash window, radiator, hand wash basin, cast iron fireplace with wood surround, fitted wardrobe.

### Bedroom Five 8'8 x 8'6

Sash window, radiator.

### Bathroom 6'7 x 5'6

Panelled bath with shower over, hand wash basin, radiator, frosted window.

### WC

Low level WC, frosted window.

### Second Floor Landing

Doors to two bedrooms and storage cupboard.

### Bedroom Three 21'4 x 16'5

Windows to front, radiator, cast iron fireplace.

### Bedroom Four 15'10 x 9'2

Windows to rear, radiator, fitted wardrobe.

### Outside Front

Small low maintenance garden with door to passageway that leads to rear garden.

### Outside Rear

Patio seating area, lawned garden, mature plants, shrubs and trees, shed, enclosed by timber fencing.

### Local Authority

Norwich City Council, Tax Band E.

### Tenure

Freehold


### Utilities

Full fibre broadband available.  
Mains gas, water and electric.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Local Authority

Norwich City Council, Tax Band E

#### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>  
01603764444