



**Jessopp Road**  
**Norwich, Norfolk NR2 3QB**  
**Guide Price £550,000**

**claxtonbird**  
residential



## Jessopp Road, Norwich, Norfolk NR2 3QB

ClaxtonBird are delighted to offer this three bedroom extended detached bungalow situated on a popular Golden Triangle tree lined street, within catchment for sought after local schools and in close proximity to Eaton Park. The property offers well proportioned accommodation throughout and benefits from upvc double glazing and gas central heating. In brief, the accommodation comprises entrance hall, inner hall, sitting room overlooking the rear garden, dining room, kitchen, three bedrooms, study / dressing room and two bathrooms. Outside, the property has brick weave driveway parking leading to the garage to the front, and a large Southerly facing rear garden with external brick built utility and store room.

### Entrance Hall

Glazed entrance door and internal glazed door to inner hall.

### Inner Hall 4'11" x 7'4" (1.51 x 2.25)

Airing cupboard housing the water cylinder and loft access.

### Sitting Room 17'5" x 13'5" (5.31 x 4.11)

Large upvc double glazed window to rear aspect, open fireplace with tiled surround and hearth, wooden floor, radiator and upvc double glazed door leading out to the garden. Open to:

### Dining Room 12'11" x 13'5" (3.94 x 4.10)

Upvc double glazed window to front aspect and radiator.

### Kitchen 9'6" plus recess x 11'1" (2.91 plus recess x 3.40)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink drainer with mixer tap over, space for electric range cooker, space for fridge freezer, pantry cupboard, radiator, upvc double glazed window to rear aspect and upvc double glazed door leading out to the garden.

### Bedroom 9'10" x 9'8" (3.01 x 2.97)

Upvc double glazed window to front aspect and radiator.

### Bathroom

Three piece suite comprising panel bath,

pedestal wash hand basin, low level WC, part tiled walls, tiled floor, radiator and upvc double glazed window to side aspect.

### Inner Hall

Door from sitting room.

### Bedroom 10'9" x 13'5" (3.29 x 4.11)

Irregular shaped room with upvc double glazed window to front aspect and radiator.

### Bedroom 15'9" max x 14'11" max (4.81 max x 4.57 max)

Upvc double glazed window to rear aspect, fitted wardrobes with sliding doors, radiator, door to study / dressing room and upvc double glazed door leading out to the garden.

### Study / Dressing Room 5'10" max x 10'11" max to fitted wardrobe (1.79 max x 3.34 max to fitted wardrobe)

Irregular shaped room with upvc double glazed window to rear aspect, fitted wardrobe with sliding doors, radiator and upvc double glazed door leading out to garden.

### Bathroom 5'5" x 6'6" (1.66 x 1.99)

Three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls, tiled floor and upvc double glazed window to side aspect.

### External Utility Room 7'6" max x 9'2" max (2.3 max x 2.81 max)

One and a half bowl stainless steel sink drainer with mixer tap and storage cupboard beneath, plumbing for washing machine, space for tumble dryer, power, light and radiator.

### External Store Room 10'0" x 7'7" (3.07 x 2.33)

Upvc double glazed windows overlooking the garden, power, light and radiator.

### Front Garden

Lawned garden with a variety of mature flower, shrub and tree borders and insets, gated side access leading to the rear garden and large brick weave driveway providing off road parking for numerous cars and leading to the garage.

### Rear Garden

Lawned Southerly facing garden enclosed by mature hedging with a wide variety of mature flower, shrub and tree borders and insets, outside tap, outside light, greenhouse, summer house, timber storage shed and brick weave pathway.

### Garage

Up and over door, power, light and personal door leading out to the garden.

### Agents Note

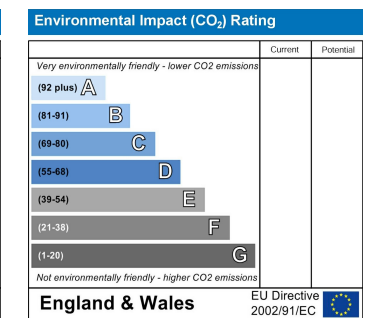
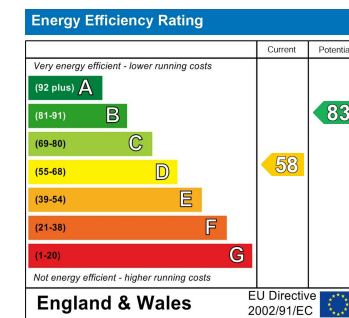
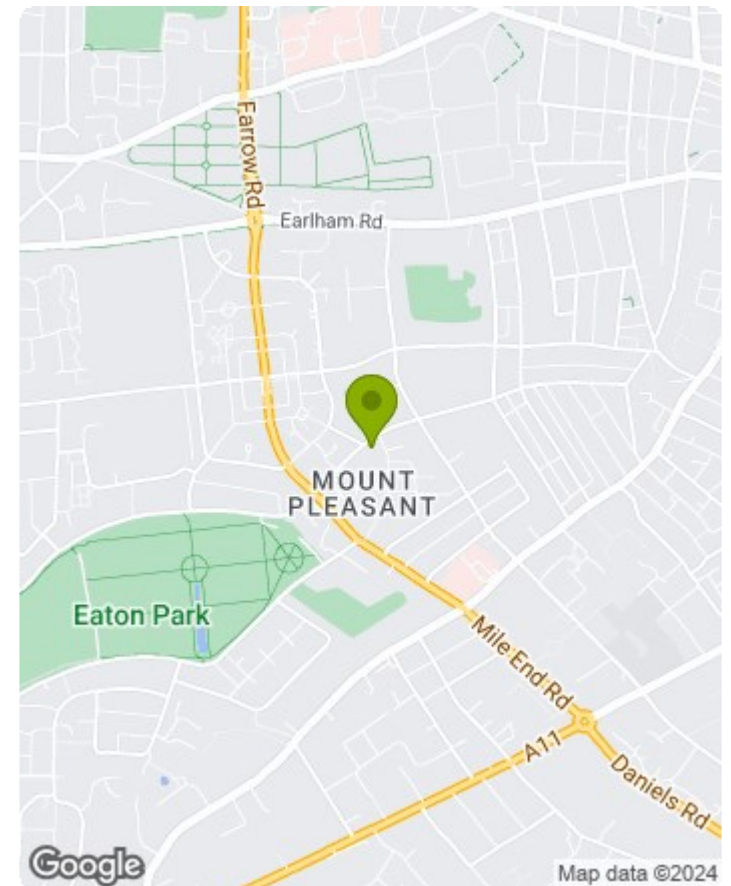
Council Tax Band D



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, toilets and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 ©2023



1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential  
134 Unthank Road  
Norwich  
NR2 2RS

Tel: 01603 733002  
Email: [norwich@claxtonbird.co.uk](mailto:norwich@claxtonbird.co.uk)  
[www.claxtonbird.co.uk](http://www.claxtonbird.co.uk)

**claxtonbird**  
residential



