



Christchurch Road  
Norwich, NR2 3PJ

Guide price £575,000-£625,000

claxtonbird  
residential

## Christchurch Road, Norwich, NR2 3PJ

\*\*\* Guide Price £575,000 - £600,000 \*\*\* ClaxtonBird are delighted to offer this three bedroom detached house in need of updating. The property is situated in the heart of the Golden Triangle on a popular tree lined street and is offered with no onward chain. The house further boasts two reception rooms and a conservatory, shower room and kitchen on the ground floor whilst the first floor has three bedrooms, WC and bathroom all off the first floor landing. Outside there is a large rear garden backing onto playing fields to the rear whilst to the front is a driveway with ample parking which leads to a single garage.

### Entrance Porch

Upvc double glazed entrance door, upvc double glazed windows to front and side aspect.

### Entrance Hall

Glazed door from porch, under stairs storage cupboard, stain glass window to side aspect, stairs to first floor and radiator.

### Shower Room

Walk in shower with shower inset, low level W.C, wash hand basin, part tiled walls and window to side aspect.

### Sitting Room 14'1" max into bay x 14'5" (4.31 max into bay x 4.41)

Upvc double glazed bay window to front aspect, fireplace, picture rail and radiator

### Dining Room 12'0" x 11'0" (3.67 x 3.36)

Double glazed patio doors to the conservatory, picture rail and radiator.

### Conservatory 12'10" x 8'2" (3.93 x 2.50)

Upvc double glazed windows overlooking the rear garden, French doors leading to garden, tiled floor and personal door giving access to the garage.

### Kitchen 15'0" x 9'0" max (4.59 x 2.75 max)

Wall and base units with worktop over, stainless steel sink/drain, tiled splashback, space for washing machine and dishwasher, space for fridge freezer, electric cooker point, wall mounted

central heating boiler, radiator, space for breakfast table, upvc double glazed door to side and upvc double glazed window over looking the rear garden.

### First Floor

Stairs from entrance hall, upvc double glazed window to front aspect, airing cupboard, loft access and radiator.

### Bedroom 14'7" max into bay x 14'5" (4.46 max into bay x 4.40)

Upvc double glazed bay window to front aspect and radiator.

### Bedroom 11'11" x 11'0" (3.65 x 3.36)

Upvc double glazed window to rear aspect over looking garden and playing field and radiator.

### Bedroom 9'1" x 9'10" (2.77 x 3.0 )

Upvc double glazed window to rear aspect over looking garden and playing field and radiator.

### Bathroom 7'2" max x 5'6" (2.19 max x 1.7)

Three piece suite comprising panel bath with shower over and screen, bidet, wash hand basin, part tiled walls, radiator and upvc double glazed window to side aspect.

### Separate W.C

Low level W.C and window to side aspect.

### Front Garden & Driveway

Mainly laid to shingle offering ample off road parking, lawned area with flower

border, enclosed by hedge to front and fence to side. Pathway to entrance door and driveway leads to garage.

### Rear Garden

Mainly laid to lawn with shrub and hedge borders, enclosed to side by fencing, patio area with space for table and chairs, backing onto playing field, side access with gated to front and outside tap.

### Garage 17'8" x 9'2" max (5.39 x 2.8 max)

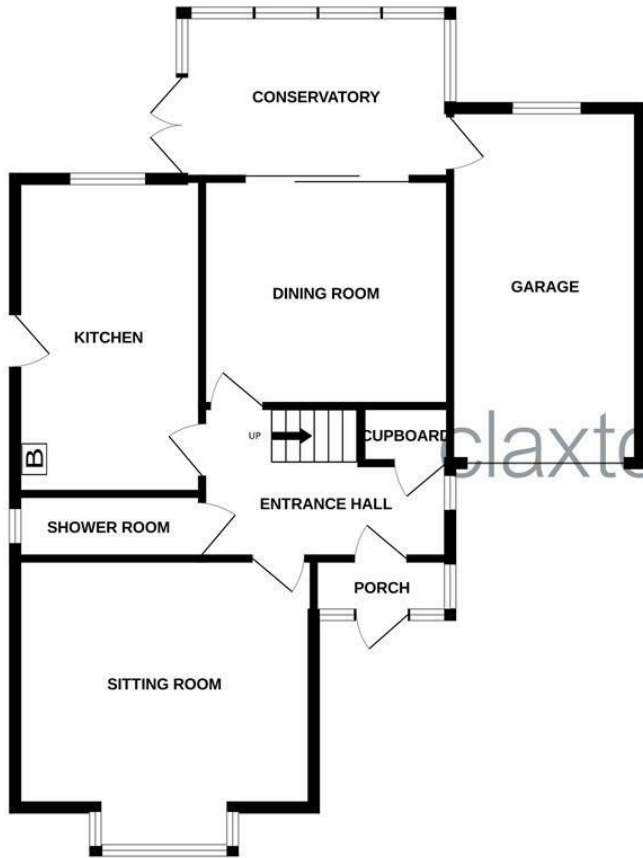
Up and over door, power and light, upvc double glazed window to rear aspect and personal door leading to conservatory.

### Agents note

Council Tax Band E



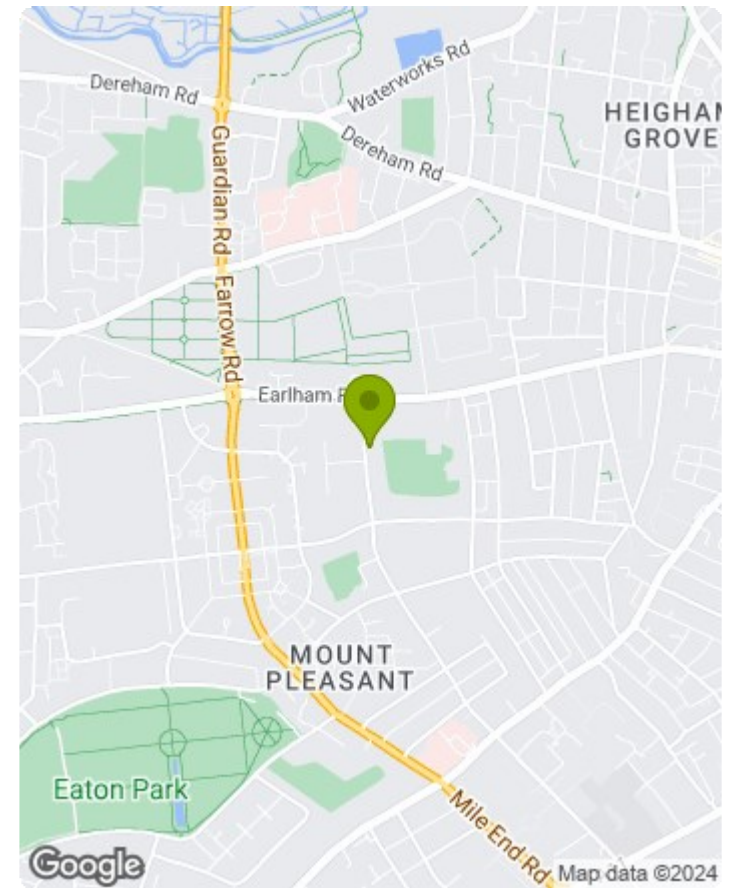
GROUND FLOOR



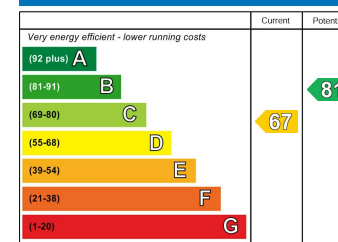
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.  
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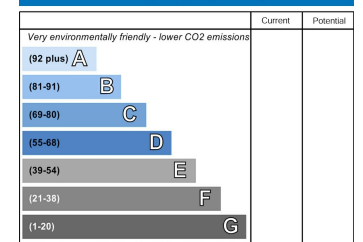


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

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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)

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