



Christchurch Road  
Norwich, NR2 3NG

Offers in the region of £600,000

claxtonbird  
residential



## Christchurch Road, Norwich, NR2 3NG

Claxtonbird are delighted to offer for sale this extended and improved semi detached house located within the heart of the sought after golden triangle of Norwich. The current vendors have improved the property to a high standard throughout, with new central heating, upgraded electrics, new kitchen and bathroom and redecoration throughout, among numerous upgrades on offer. The accommodation comprises of an entrance hall, sitting room, dining room, office, conservatory, Kitchen/breakfast room and W.C. on the ground floor whilst on the first floor there are four bedrooms ( three doubles) an en suite and family bathroom. The property benefits from gas central heating and double glazing throughout, off road parking and a good sized enclosed rear garden with workshop. The property is located within catchment for a range of local schools and a wide range of amenities and parks are available nearby.

### Entrance Hall

Spacious hallway with original parquet flooring and stairs leading to the first floor landing.

### Sitting Room 12'9" x 11'4" + bay (3.89m x 3.45m + bay)

With recently fitted cast iron wood burner, original parquet flooring, radiator, double glazed bay window to the front with fitted shutters, open plan to:

### Dining Room 11'9" x 10'4" (3.58m x 3.15m)

With original parquet flooring, radiator, doorway to:

### Conservatory 8' x 7'6" (2.44m x 2.29m)

French doors to the rear garden.

### Office 13'5" x 9'7" (4.09m x 2.92m)

Radiator and double glazed window to the front with fitted shutters.

### Kitchen/Breakfast Room 23' x 11'8" (7.01m x 3.56m)

The kitchen is fitted with a range of matching base and eye level units with work surfaces over and an inset one and a half bowl sink unit, built in electric oven and built in microwave, inset electric hob with extractor hood over, built in dishwasher, space and plumbing for washing machine, built in storage cupboard, island unit with breakfast bar, double glazed window and bi-fold doors opening to the rear garden.

### Cloakroom

White suite comprising of W.C. and vanity unit hand wash basin.

### First Floor Landing

Split level landing with doors to all bedrooms and family bathroom.

### Bedroom One 11'7" + bay x 11' (3.53m + bay x 3.35m)

Radiator and double glazed bay window to the front with perfect fit blind.

### Bedroom Two 11'1" x 12'1" (3.38m x 3.68m)

Radiator and double glazed window to the rear.

### Bedroom Three 10'2" x 11'9" (3.10m x 3.58m)

Radiator and dual aspect windows to the front and rear.

### Ensuite

White comprising of shower cubicle, W.C. and vanity unit hand wash basin, heated towel rail and double glazed window to the rear.

### Bedroom Four 8'4" x 8'1" (2.54m x 2.46m)

Radiator and double glazed window to the front with perfect fit blind.

### Bathroom

Recently fitted white four piece suite with bath with mixer tap, tiled shower cubicle, W.C. and vanity unit hand wash basin, heated towel rail and double glazed window to the rear.

### Outside

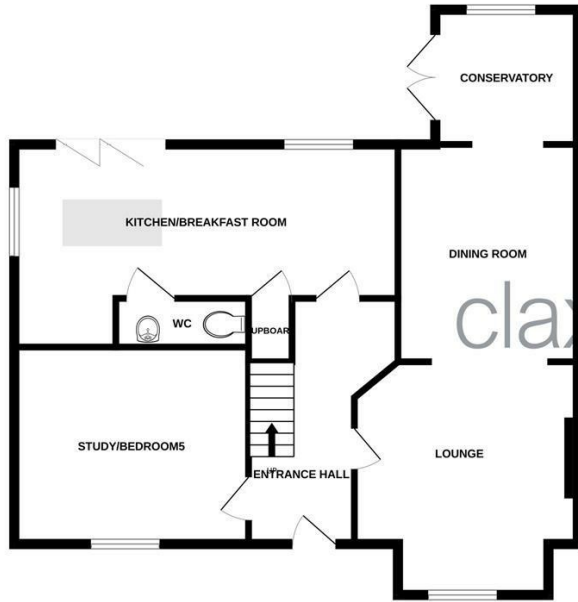
To the front there is a driveway providing off road parking for two vehicles and garden with hedging. To the rear there is a generous garden laid predominantly to lawn and enclosed by fencing. At the rear of the garden is a workshop ( which could be repurposed as a garage with access from Highland Road).

### Agents Note

Council Tax Band C



GROUND FLOOR

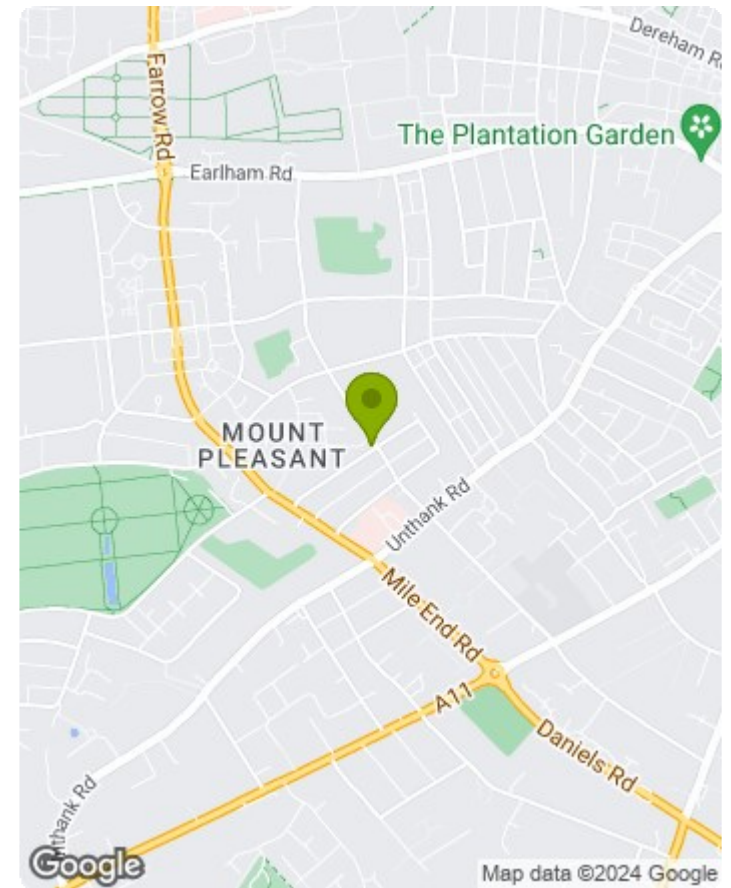


1ST FLOOR



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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.
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