



**St. Stephens Road  
Norwich, NR1 3RE**

**Offers in the region of £650,000**

**claxtonbird**  
residential

## St. Stephens Road, Norwich, NR1 3RE

ClaxtonBird are delighted to offer for sale this handsome Grade II listed Georgian town house located within a short walking distance from the city centre of Norwich, and all of the amenities our fine city has to offer. The exceptionally well presented accommodation is arranged over four floors and seamlessly blends period features with the luxury comfort expected of modern living. The accommodation is flexible and comprises of entrance hall sitting room and kitchen on the ground floor, dining room, family room and shower room on the lower ground floor, master bedroom with en suite, double bedroom and family bathroom on the first floor and a further bedroom off the second floor landing. Externally there is a 50' rear garden, garage and parking space, all things rarely found so close to the city centre. Properties of this style and quality are rarely available and an early viewing is highly recommended.

### Main Entrance Hall

With wood effect flooring, radiator, dado rail and ornate coving. Original Georgian staircase to the first floor and door to stairs leading to lower ground floor and door to the rear garden.

### Sitting Room 12'9" + recess x 12'10" (3.89m + recess x 3.91m)

Delightfully light and spacious reception room with feature Georgian style fireplace with granite hearth and with fitted bookshelves and cupboards into the chimney recess', ceiling rose, picture rail and ornate coving, feature radiator and secondary double glazed sash window to the front aspect.

### Kitchen/Breakfast Room 13'4" 13'2" (4.06m 4.01m)

Fitted with a range of matching base and eye level units with work surfaces over, built in ceramic one and a half bowl sink unit with mixer tap over, built in oven and built in steam oven, built in hob with extractor hood over, integrated fridge/freezer and dishwasher, cupboard housing gas central heating boiler, Dining area and secondary double glazed sash window to the rear.

### Lower Ground Floor Hallway

Space and plumbing for washing machine/dryer or space for additional fridge/freezer, LED down lights, built in storage cupboard.

### Family Room 12'2" x 11'8" (3.71m x 3.56m)

Large built in storage cupboard, radiator,

coving with built in LED mood lighting, double glazed window to the front.

### Dining Room 12'3" x 10'2" (3.73m x 3.10m)

Radiator and double glazed window to the rear.

### Shower Room

Suite comprising walk in shower, vanity unit hand wash basin and W.C. Feature radiator/heated towel rail, extractor fan and tiled flooring and walls.

### First Floor Landing

Door and stairs to the second floor landing. Doors leading to:

### Master Bedroom 14'1" x 13'1" (4.29m x 3.99m)

Light and spacious master bedroom with secondary double glazed sash window to the front, picture rail, door to:

### En Suite

Suite comprising walk in shower, vanity unit hand wash basin, low level W.C. Heated towel radiator, tiled throughout, and secondary double glazed sash window to the front.

### Bedroom Two 13'4" x 11'2" (4.06m x 3.40m)

Decorative Georgian style fireplace, picture rail, built in wardrobe to recess, radiator and secondary double glazed sash window to the rear.

### Bathroom

'P' shaped bath with shower over, low level W.C. and hand wash basin, tiled

splashbacks and flooring, extractor, airing cupboard housing emersion/water tank storage heater, LED down lights, heated towel radiator and secondary double glazed sash window with frosted glass to the rear.

### Second Floor Landing

Built in storage, door to:

### Bedroom Three 13' max x 11'1" max (3.96m max x 3.38m max)

'L' shaped room with restricted height, velux window to the rear, eaves storage cupboard. There is the opportunity to double the size of this room with further alterations to the current layout.

### Outside

The managed front garden is laid to lawn, bordered with Cherry blossom trees, with a pathway and steps to the front door, meaning the property is well set back from the road.

The rear garden measures 50' (stms) and is enclosed by fencing and laid to lawn with a large patio area for outdoor entertaining. There is a gate at the rear opening to a secure parking space and single garage with automatic door, power and lighting. The parking and garage are accessed via a private road with a security barrier.

### Agents Note

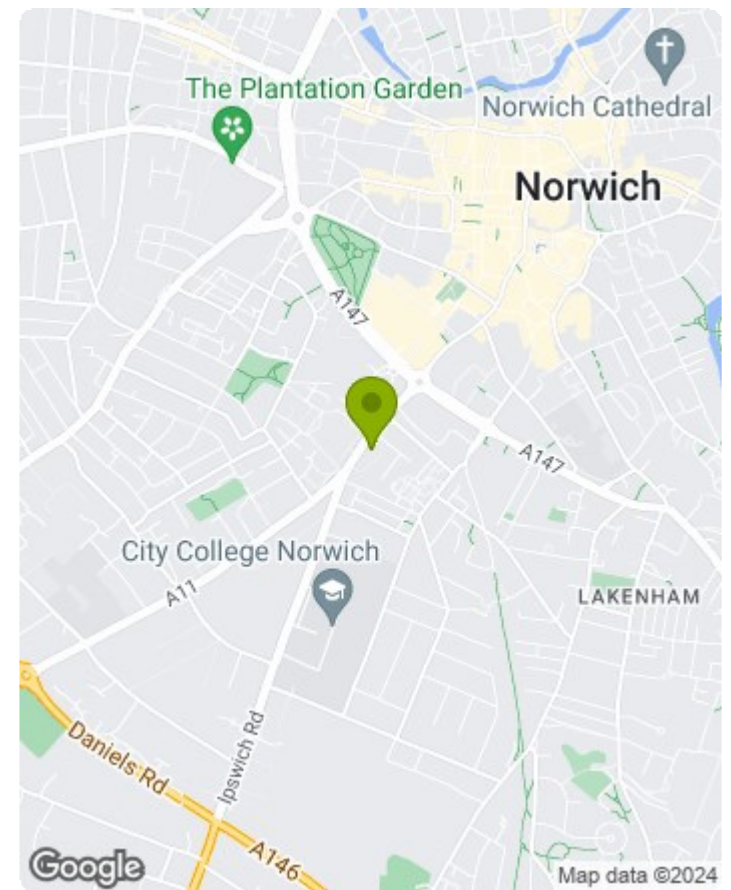
Council Tax Band D

There is an £840 per annum maintenance charge for the upkeep of communal and parking areas.





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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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.

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