



**Sandringham Road**  
**Norwich, Norfolk NR2 3RY**  
**Guide price £500,000**

**claxtonbird**  
residential

## Sandringham Road, Norwich, Norfolk NR2 3RY

ClaxtonBird are delighted to offer this three bedroom Victorian hall entrance terrace house situated within the Golden Triangle area of Norwich. The property has been fully renovated to the very highest standard and benefits from a large extended open plan kitchen / dining room / family room with feature French doors leading to the landscaped rear garden, sitting room with feature wood burner, modern ground floor shower room whilst to the first floor are three bedrooms and impressive fitted bathroom all off landing. The property further benefits from double glazed wooden sash windows and a modern gas central heating system. Outside the property benefits from a non bisected landscaped larger than average rear garden with well stocked borders and Norfolk brick patio. VIEWING IS HIGHLY RECOMMENDED.

### Entrance Hall

Victorian style entrance door with fan light above, stairs to first floor, cornice, ceiling rose, tiled floor and radiator.

### Sitting Room 12'4" max x 11'\* (3.76m max x 3.35m\*)

Double glazed sash window to front aspect, feature wood burner with exposed brick inset, marble hearth and wood surround, bespoke shelving and storage cupboards to recess, cornice, ceiling rose, wood flooring and radiator.

### Shower Room

Suite comprising fitted shower cubicle with inset shower, part tiled walls, wash hand basin set in vanity unit with mixer tap and tiled splash back, low level WC, extractor fan, spot lights, tiled floor and chrome towel rail radiator.

### Open Plan Kitchen / Dining Room / Family Room 28'4" x 14'7" (8.66m x 4.47m)

### Kitchen

Fitted kitchen comprising base units with roll top work surface over, ceramic one and a half bowl sink / drainer with mixer tap. glass splash backs, stainless steel gas smeg range cooker with canopy extractor over, integrated washing machine and dishwasher, space for fridge / freezer and spotlights.

### Dining Area

Skylight, spotlights, ample space for table and chairs, radiator and feature upvc double glazed french doors leading to the non bisected garden.

### Family Area

Two skylight windows, space for seating area, shelving to recess, spot lights, under stairs storage cupboard and radiator.

### Landing

Walk in storage cupboard housing the modern gas central heating boiler, loft access with pull down ladder and cornice.

### Master Bedroom 10'7" x 10'7" (3.23m x 3.23m)

Double glazed sash window to front aspect, fitted wardrobe, cornice, wood flooring and radiator.

### Bedroom 10'7" x 10'7" (3.23m x 3.23m)

Double glazed sash window to rear aspect, fitted wardrobe, wood flooring and radiator.

### Bedroom 8'3" x 5'8" (2.54m x 1.75m)

Double glazed sash window to front aspect, fitted storage cupboard / wardrobe, wood flooring and radiator.

### Bathroom 10'5" x 7'8" (3.18m x 2.34m)

Modern fitted suite comprising panel bath with mixer tap and shower attachment, feature Victorian style wash hand basin on stand with vanity splash back, WC, tiled floor, spot lights, extractor fan, towel rail radiator, double glazed skylight and upvc double glazed window to rear aspect.

### Front Garden

Iron railed and hedged garden with a variety of shrub and tree insets and Harlequin tiled pathway leading to entrance door.

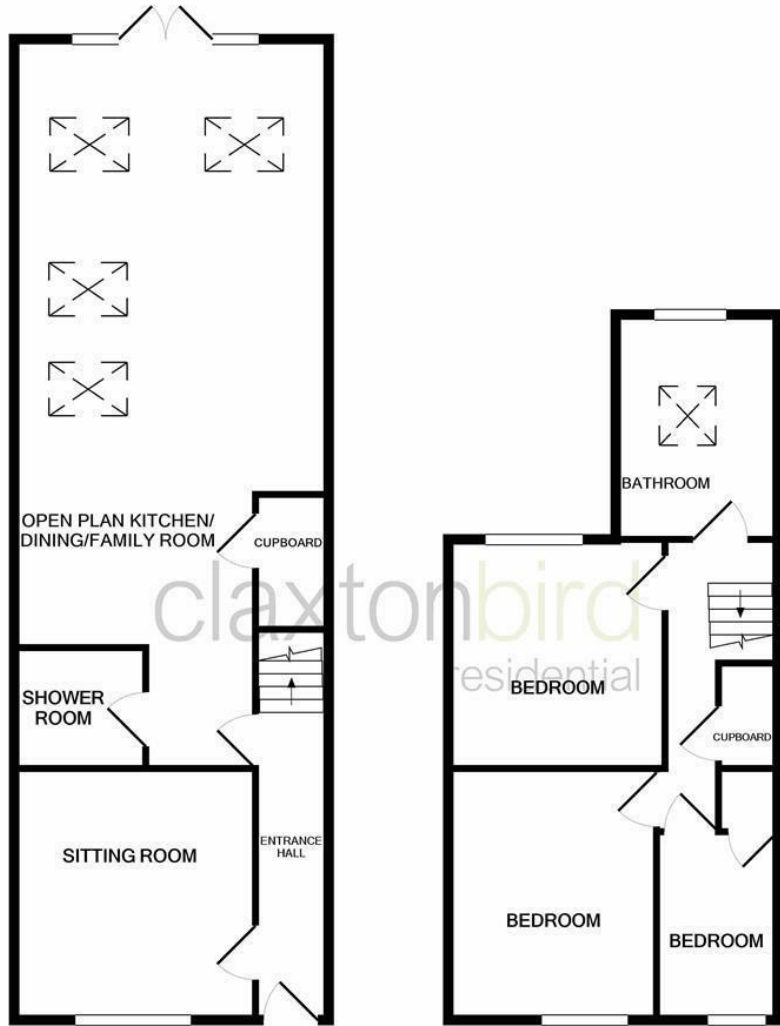
### Rear Garden

Non bisected larger than average landscaped garden mainly laid to lawn with a variety of flower, shrub and tree borders. Norfolk brick patio area and access gate leading to the front of the property.

### Agents Note

Council Tax Band C

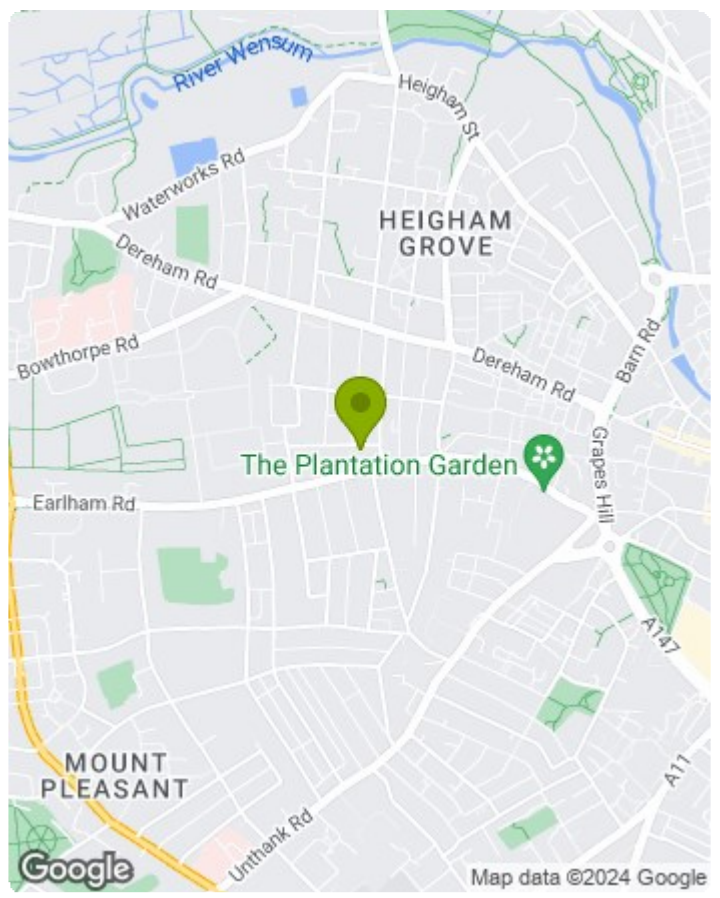




GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
		45	80
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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