



Earlham Road
Norwich, Norfolk NR2 3RD
Guide Price £500,000 - £525,000

claxtonbird
residential

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*** Guide Price £500,000 - £525,000 *** ClaxtonBird are delighted to offer for sale this highly impressive four storey four bedroom Victorian townhouse situated within the sought after Golden Triangle area of Norwich. The accommodation is offered in good order throughout and offers versatile living arrangements. The accommodation comprises entrance hall, sitting room, lounge and shower room to the ground floor, dining room and modern fitted kitchen to the lower ground floor, the master bedroom, a further bedroom and bathroom to the first floor and a further two bedrooms and shower room to the second floor.

Entrance Hall

Entrance door, original exposed floor boards, stairs to first floor landing with original balustrade and handrail, stairs to lower ground floor, doors to sitting room and study / office.

Sitting Room 11'10 x 14'0 max plus bay (3.61m x 4.27m max plus bay)

This room features a wealthy of period features including sash bay window to front aspect, open fireplace, stripped wooden floor boards, picture rail, cornicing and radiator.

Lounge 13'11 x 11'5 (4.24m x 3.48m)

Exposed wooden floorboards, decorative fireplace with tiled hearth and surround, built in airing cupboard, built in storage cupboard and single glazed French doors to rear lobby.

Rear Lobby

Double glazed window to rear aspect and door to shower room.

Shower Room

White suite comprising shower cubicle, pedestal wash hand basin, WC, electric shaver point, wall lighting, extractor fan, double glazed window to rear aspect and radiator.

Lower Ground Floor Hall

Open tread stairs from first floor, under stairs storage area, doors to dining room and kitchen.

Dining Room 14'3 into bay x 11'5 (4.34m into bay x 3.48m)

Double glazed bay window to front aspect, exposed wooden floor boards, storage cupboard, wall lights and radiator.

Kitchen / Breakfast Room 17'0 max x 12'9 max (5.18m max x 3.89m max)

Modern fitted kitchen comprising base and eye level units with work surfaces over, inset single drainer with mixer tap, built in electric oven and inset gas hob with stainless steel extractor hood over, plumbing for washing machine, space for dryer, plumbing for dishwasher, walk-in pantry cupboard with shelving, space for table and chairs, cupboard housing gas central heating boiler and window and doors to rear garden.

First Floor Landing

Double glazed window to front aspect, stairs to second floor landing and doors to master bedroom, bedroom two and family bathroom.

Master Bedroom 11'3 x 12'8 (3.43m x 3.86m)

Double glazed window to front aspect, built in single wardrobe, alcove with spot lighting and storage cupboard, decorative cast iron fireplace and radiator.

Bedroom Two 11'8 x 9'3 max plus recess (3.56m x 2.82m max plus recess)

Double glazed window to rear aspect, storage cupboard, decorative fireplace and radiator.

Bathroom

White suite comprising bath with electric shower over, pedestal wash hand basin, WC, sealed unit double glazed window to rear aspect and radiator.

Second Floor Landing

Doors to bedroom three and bedroom four.

Bedroom Three 8'0 x 10'9 plus recess (2.44m x 3.28m plus recess)

Double glazed window to rear aspect, storage cupboard, loft access radiator and door to en-suite shower room.

En-Suite Shower Room

Suite comprising shower cubicle with electric shower, wall mounted wash hand basin with tiled splash backs, WC, extractor fan.

Bedroom Four 11'6 x 9'10 max (3.51m x 3.00m max)

Velux window to front aspect and radiator.

Outside

To the front of the property there is a harliquin tiled pathway leading to the entrance door and steps to lower ground floor and flower and shub insets. To the rear of the property there is a fully enclosed and predominately laid to patio with plant borders pathway leading to rear access gate and pergola.

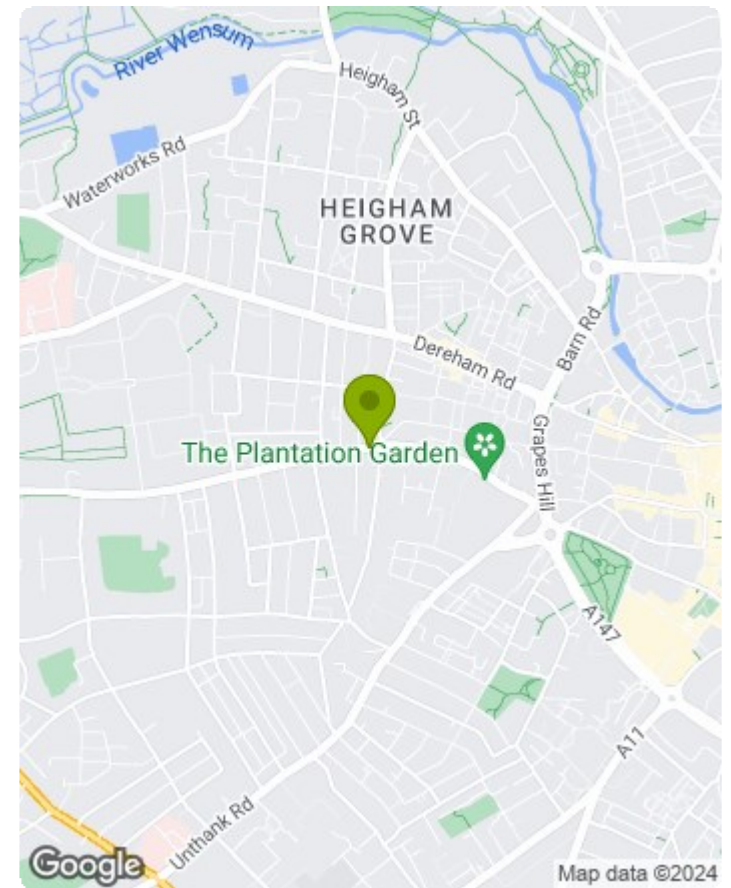
Agents Note

Council Tax Band - D





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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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- 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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