



**Christchurch Road
Norwich, NR2 3PG**

Guide price £675,000 - £700,000

claxtonbird
residential

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*** Guide Price £675,000 - £700,000 *** Claxtonbird are delighted to offer for sale this rarely available detached family home located in one of the most desirable locations within the golden triangle of Norwich. The accommodation in brief consists of entrance porch and hall, cloakroom, sitting room, dining/garden room and kitchen/breakfast on the ground floor, on the first floor there are four bedrooms, bathroom and shower room and on the second floor is a further bedroom, all benefitting from gas central heating and double glazing throughout. The property enjoys a substantial plot with ample off road parking to the front, a single garage and a delightful mature garden at the rear backing onto Heigham Park.

Entrance Porch

Double glazed windows and entrance door, glazed door to:

Entrance hall

Built in storage cupboard, additional under stairs storage cupboard, doors to cloakroom, sitting room, dining room and kitchen.

Cloakroom

Suite comprising hand wash basin and W.C. Towel rails and double glazed window to the side.

Sitting Room 12'9" + bay x 11'10" (3.89m + bay x 3.61m)

Feature fireplace with open fire, radiator and double glazed window to the front.

Dining/Garden Room 20'10" x 11'10" (6.35m x 3.61m)

Two radiators and double glazed patio doors to the rear garden.

Kitchen/ Breakfast Room 16'7" max x 12'10" max (5.05m max x 3.91m max)

The kitchen is fitted with a range of matching base and eye level units with work surfaces over and inset stainless steel one and half bowl sink unit with mixer tap, space for gas cooker, space and plumbing for washing machine and dishwasher, radiator and multiple double glazed windows to the rear, door to the garage.

First Floor Landing

Doors to four bedrooms, bathroom and stairs to the first floor, door to balcony.

Bedroom One 12'8" x 11'9" (3.86m x 3.58m)

Radiator and double glazed window to the front.

Bedroom Two 12'4" x 11'9" (3.76m x 3.58m)

Radiator and double glazed window to the rear.

Bedroom Three 12'4" x 8'9" (3.76m x 2.67m)

Hand wash basin, built in airing cupboard and additional cupboard, radiator and double glazed window to the front.

Bedroom Four 9'7" x 7'4" (2.92m x 2.24m)

Radiator and double glazed window to the rear, door to:

En suite

Shower cubicle, hand wash basin and W.C. Radiator and window to the rear.

Bathroom

Suite comprising bath with mixer tap, hand wash basin and W.C. Rad and double glazed window to the side.

Second Floor Landing

Access to the attic, window to the rear and door to:

Bedroom Five 10'3" x 9' (3.12m x 2.74m)

Radiator and window to the rear.

Outside

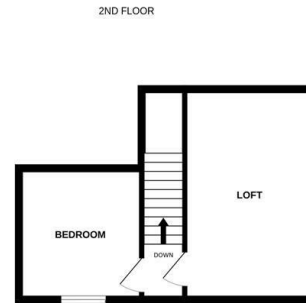
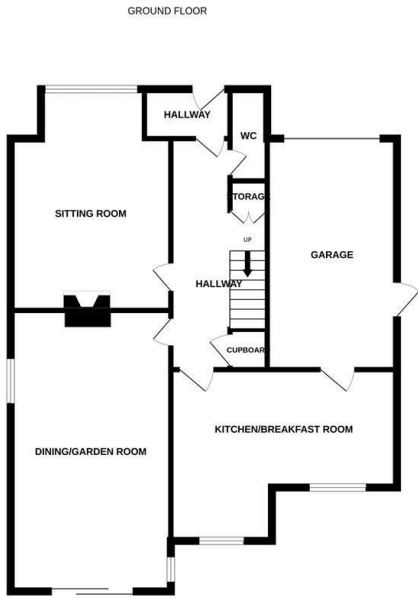
To the front the garden is laid to shingle providing off road parking and leads to the single garage with automatic door, power and lighting.

The mature garden to the rear measures 90' (s.t.m.s) and is laid to lawn with numerous trees, plants and shrubs. There is a large garden shed and the property benefits from backing onto Heigham Park.

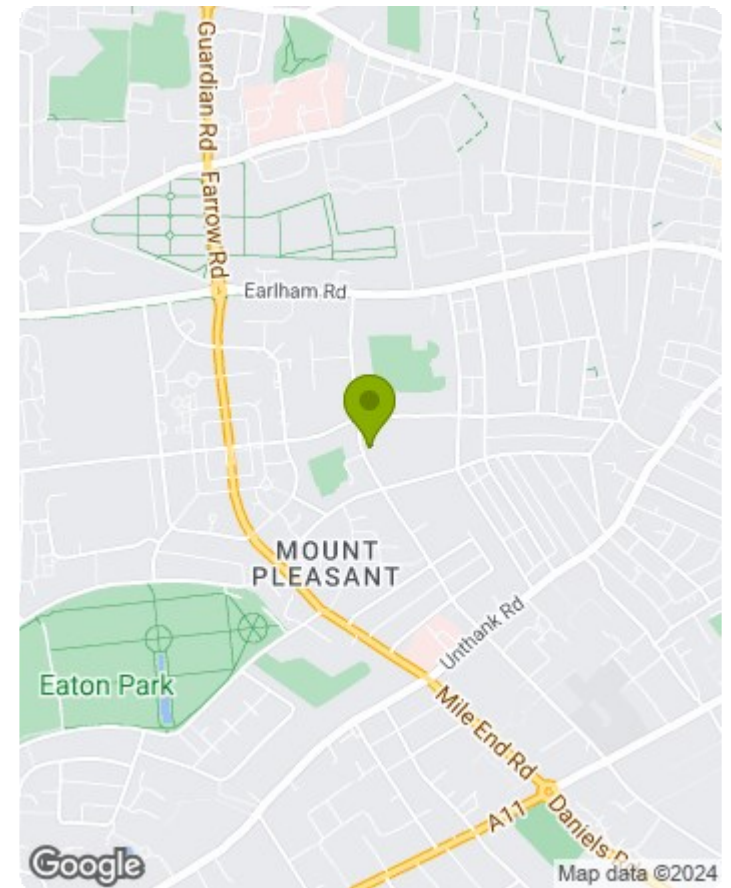
Agents Note

Council Tax Band F





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			
		63	80
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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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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