



Park Lane
Norwich, Norfolk NR2 3EG
Guide price £525,000-£550,000

claxtonbird
residential

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GUIDE PRICE £525,000-£550,000 Claxtonbird are delighted to offer for sale this superbly presented bay fronted hall entrance terrace home located within the sought after golden triangle of Norwich, within catchment for Avenues School and walking distance within a wide range of amenities. The current vendors have added many improvements including new upvc sash windows to the front of the property, recently installed boiler, replacement bathroom and shower rooms and Plantation shutters throughout. The accommodation is spacious throughout and comprises of entrance hall, sitting room, dining room, shower room, kitchen/breakfast and utility on the ground floor, whilst on the first floor there are four bedrooms and bathroom off the landing, which all benefit from gas central heating and double glazing throughout. There are private enclosed gardens to the front and rear. Properties in this area are rarely available and early viewing is highly recommended.

Entrance Hall

Double glazed entrance door, engineered oak flooring, stairs to the first floor with under stairs storage cupboard, radiator.

Sitting Room 15'1" x 12'6" max (4.60m x 3.81m max)

Feature new upvc double glazed sash bay windows to front aspect with fitted shutters, feature decorative cast iron fireplace with stone hearth and tiled insert surround, ceiling rose, cornice and radiator.

Dining Room 12'4" x 11'7" (3.76m x 3.53m)

Ceiling rose and cornicing to smooth plastered ceiling, Upvc double glazed French doors to garden, radiator.

Shower Room

Three-piece suite comprising walk in rainfall shower, wash hand basin, low level W.C, part tiled walls, tiled floor, large heated towel rail and upvc double glazed window to side aspect.

Kitchen/Breakfast Room 19'1" x 10'3" (5.82m x 3.12m)

Shaker style fitted kitchen comprising wall and base units with wood effect worktop over, built in oven, hob and extractor, built in dishwasher, stainless steel sink drainer with mixer tap over, part tiled splash back, under unit and plinth lighting, tiled floor, upvc double glazed windows, radiator and door to side aspect and space for table and chairs.

Utility Area

Space for fridge freezer, wall mounted gas central heating boiler and upvc double glazed window to side aspect.

First Floor Landing

Stairs from entrance hall, loft access, radiator.

Bedroom One 16'9" x 15'2" max into bay (5.11m x 4.63m max into bay)

Upvc double glazed bay window and upvc window to front aspect and radiator.

Bedroom Two 11'5" x 12'3" (3.48m x 3.74m)

Upvc double glazed window to rear aspect and radiator.

Bedroom Three 9'0" x 6'8" max (2.75m x 2.04m max)

Upvc double glazed window to side aspect.

Bedroom Four 10'2" x 7'9" (3.10m x 2.37m)

Upvc double glazed window to rear aspect and radiator.

Bathroom

Suite comprising of extra deep bath with large rainfall shower over, wash hand basin and W.C. Heated towel rail and Upvc double glazed window to the side.

Outside

To the front of the property is a walled front garden with planters and pathway to front door.

To the rear is a paved garden enclosed by wall and fence and rear access gate.

Agents Note

Council Tax Band D



GROUND FLOOR

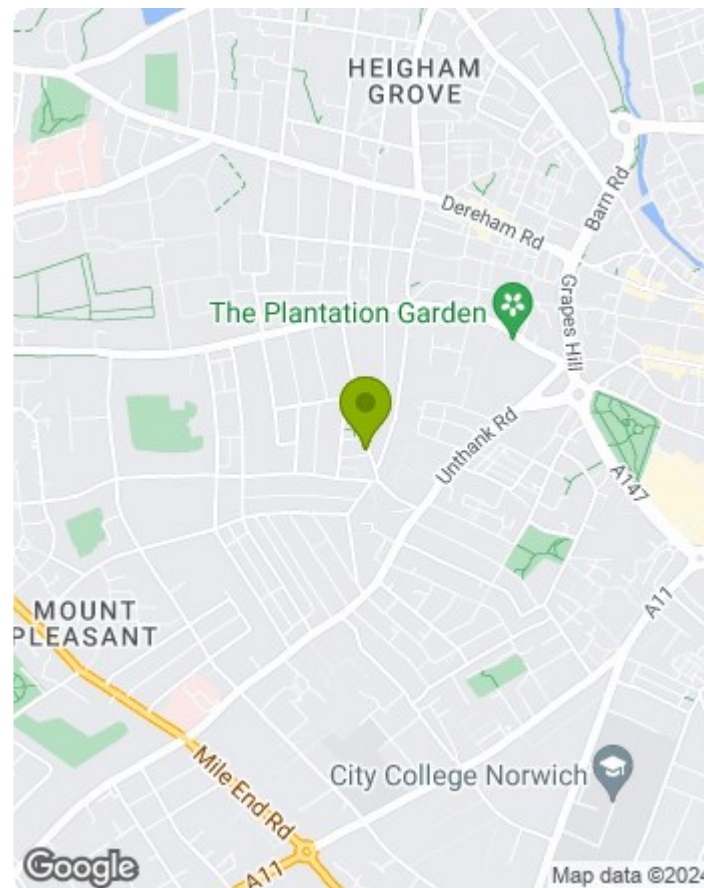


1ST FLOOR

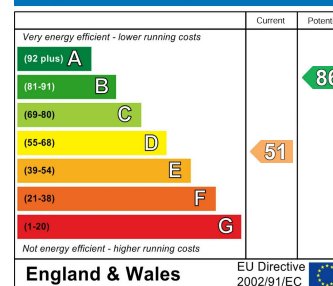


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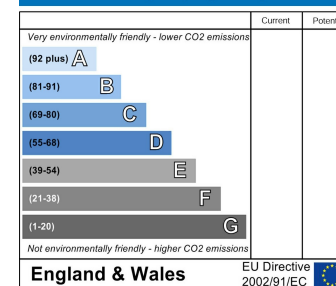
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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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