



Kingsley Road
Norwich, Norfolk NR1 3RB
Guide Price £550,000 - £575,000

claxtonbird
residential

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*** Guide Price £500,000 - £525,000 *** ClaxtonBird are delighted to offer this impressive bay-fronted Edwardian terrace house situated within a stone's throw of the City Centre of Norwich. The property has been considerably improved by the current owners with a modern fitted kitchen with built-in appliances, modern fitted four-piece bathroom suite and gas central heating. The full accommodation comprises entrance hall, bay-fronted sitting room, dining room, kitchen, utility area and cloakroom to the ground floor, whilst to the first floor there are three well-proportioned bedrooms (one currently being used as a home office), family bathroom and stairs leading to a further bedroom. Externally, there is an enclosed non-bisected courtyard garden. We highly recommend internally viewing this property to fully appreciate the finish and quality on offer.

Entrance Hall

Glazed entrance door, dado rail, picture rail, cornice, stairs to first floor, herringbone wood-effect floor and radiator.

Sitting Room 11'5 max into recess x 15'1 max into bay (3.48m max into recess x 4.60m max into bay)

Original large bay-fronted window to front aspect with fitted shutters, feature fireplace with tiled surround, hearth and wood mantle over, bespoke fitted shelving and storage cupboards to recess, picture rail, cornice, ceiling rose and radiator.

Dining Room 11'6 max x 12'4 (3.51m max x 3.76m)

Cast iron fireplace with tiled inset and wood surround, under-stairs storage cupboard, wall lights, dado rail, picture rail, ceiling rose, wood-effect floor and French doors leading out to the garden.

Kitchen 15'5 x 8'11 (4.70m x 2.72m)

Recently fitted kitchen comprising wall and base shaker-style units with solid quartz work surface over, under-mount one and a half bowl sink with mixer tap, Siemens induction hob and Neff stainless-steel oven with microwave above, integrated dishwasher, space for large American-style fridge freezer, tiled-effect flooring, spot lights, windows to side aspect and double glazed stable door leading out to the rear garden. Opening to:

Utility Area 6'0 x 5'7 max (1.83m x 1.70m max)

Matching wall and base shaker-style units with solid quartz work surface over, plumbing for washing machine, spot lights and window to rear aspect.

Cloakroom

Low level WC, wall-mounted wash hand basin with mixer tap, tiled splash backs, tiled-effect floor, radiator and window to rear aspect.

First Floor Landing

Dado rail and stairs to attic bedroom.

Master Bedroom 12'4 max into bay x 14'11 into recess (3.76m max into bay x 4.55m into recess)

Original sash window and original bay window to front aspect, cast iron fireplace with tiled inset and hearth with wood surround and radiator.

Bedroom 12'3 x 11'11 max into recess (3.73m x 3.63m max into recess)

Sash window to rear aspect, feature cast iron fireplace with tiled hearth, dado rail and radiator.

Shower Room 9'9 x 6'0 (2.97m x 1.83m)

Modern fitted suite comprising feature walk-in shower cubicle with shower screen and inset shower over, wash hand basin set in vanity unit, WC, spot lights, extractor fan, part tiled walls, tiled-effect floor, towel rail radiator and two windows to side aspect.

Bedroom 8'10 x 8'2 (2.69m x 2.49m)

Window to rear aspect, cast iron fireplace, dado rail and radiator. This room is currently being used as a home office.

Attic Bedroom 13'11 x 13'5 (4.24m x 4.09m)

Two Velux windows to rear aspect, eaves storage to both sides and radiator.

Rear Garden

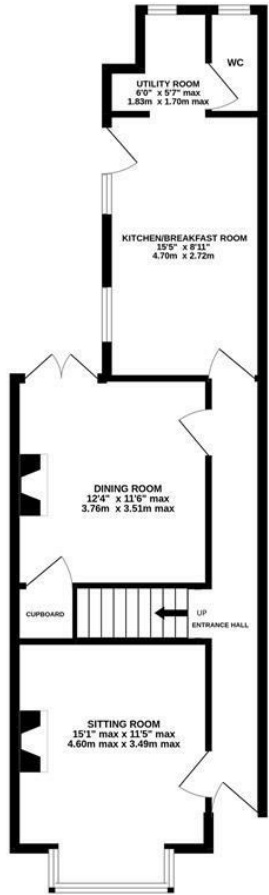
Enclosed by fencing and laid to patio with shrub borders, timber shed and rear access gate leading out on to Wood Street.

Agents Note

Council Tax Band D



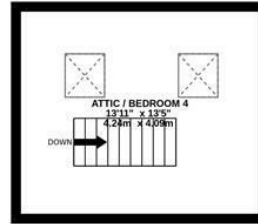
GROUND FLOOR



1ST FLOOR

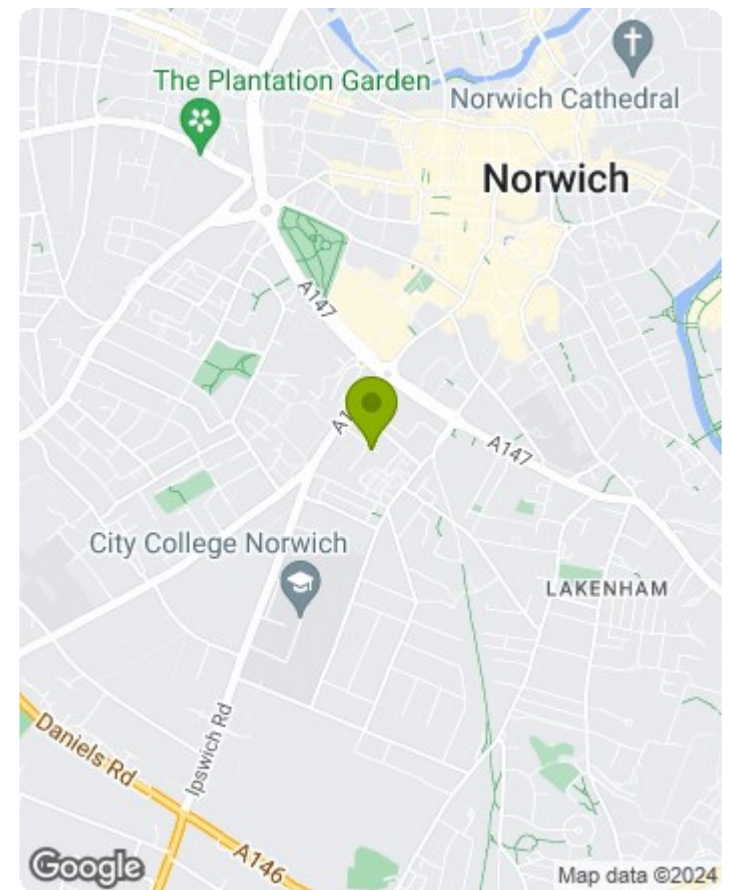


2ND FLOOR

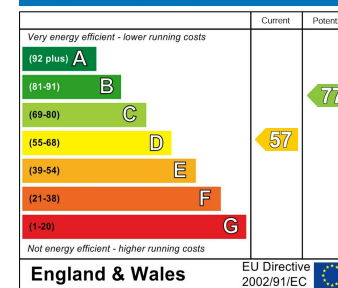


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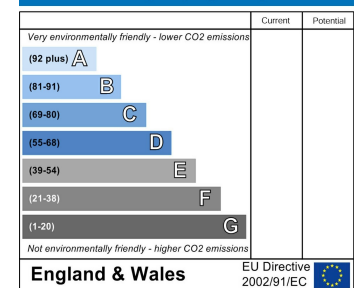
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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