



**Grove Avenue**  
**Norwich, Norfolk NR1 2QB**  
**Guide price £699,950**

**claxtonbird**  
residential

## Grove Avenue, Norwich, Norfolk NR1 2QB

\*\*\* Launch Event Saturday 11th May \*\*\* By Appointment Only \*\*\* Nestled in the heart of Grove Avenue, Norwich, this charming house is a true gem waiting to be discovered. Situated close to the city centre, convenience is at your doorstep while still enjoying the tranquillity of a lovely tree-lined street.

As you approach the property, you'll be captivated by its charm, a perfect blend of character and modern comfort. Step inside, and you'll find a warm and inviting atmosphere that instantly feels like home.

One of the highlights of this property is the garden, a peaceful retreat where you can relax and unwind after a busy day. Additionally, the converted garage offers versatility and extra space, perfect for a home office or gym.

Don't miss the opportunity to make this house your own and experience the best of city living with a touch of suburban tranquillity. - No Onward Chain!

### Entrance Hall

Entrance door, Fired Earth tiled floor, stairs to first floor, upvc double glazed window to side aspect and radiator.

### Ground Floor Bathroom

Feature roll top bath with mixer tap and shower attachment, low level W.C, wash hand basin, part tiled walls, tiled floor, extractor fan, radiator and upvc double glazed window to side aspect.

### Sitting Room 18'4" max into bay x 13'11" max (5.60m max into bay x 4.26m max)

Upvc double glazed bay window to front aspect with bespoke fitted shutters, feature exposed brick fireplace, large walk-in under stairs cupboard, cornice, wood floor and radiator.

### Family Room 17'4" x 10'10" max (5.30m x 3.32m max)

Upvc double glazed window and French doors leading and over looking the garden, wood floor, cornice and radiator.

### Dining Room 9'3" x 9'0" (2.83m x 2.76m)

Upvc double glazed window to side aspect, Fired Earth tiled floor, ample space for table and chairs and radiator. Open plan to kitchen.

### Kitchen 16'0" x 7'6" (4.90m x 2.31m)

Fitted kitchen with recently installed appliances comprising wall and base units with granite worktop over with upstand, sink drainer with mixer tap and sinkerator rubbish disposal, electric oven, gas hob and extractor over, space for fridge freezer and dishwasher, intergrated washer/dryer, Fired Earth tiled floor, upvc double glazed door to side and upvc double glazed window over-looking the rear garden.

### First Floor Landing

Stairs from entrance hall, stairs to top floor, wood floor and radiator.

### Bedroom 18'5" in to bay x 13'11" (5.62m in to bay x 4.25m)

Upvc double glazed bay window to front aspect with bespoke fitted shutters, picture rail, wood floor, feature fireplace and radiator.

### Bedroom 13'3" x 10'11" (4.06m x 3.35m)

Upvc double glazed window over looking rear garden, fitted cupboard and radiator.

### Bedroom 16'8" max x 9'0" max (5.10m max x 2.75m max)

Upvc double glazed windows to rear and side aspect, door to external staircase leading to rear garden and radiator.

### Bedroom 9'7" max x 8'11" max (2.94m max x 2.73m max )

Upvc double glazed window to front aspect and radiator.

### Shower Room

Walk in double shower cubicle with inset shower, feature black suite comprising wash hand basin and low level W.C, fully tiled walls with gold leaf grout, extractor fan, spot lights, towel rail radiator, tiled floor and upvc double glazed window to side aspect.

### Top Floor

Access to large loft storage space.

### Loft Room 14'7" max x 13'0" max (4.47m max x 3.97m max)

Irregular shape room - Upvc double glazed window to rear aspect, wood floor and storage cupboard.

### Front Garden

Shingle driveway parking, walled garden with shrub border, gated access to the side leading to the rear garden.

### Rear Garden

Mainly laid to lawn with a variety of flower and shrub borders, brick built outbuilding that offers multiple uses, enclosed by fencing and patio area with ample space for table and chairs.

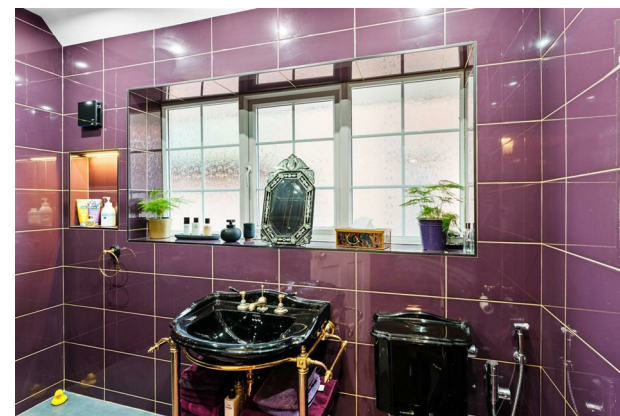
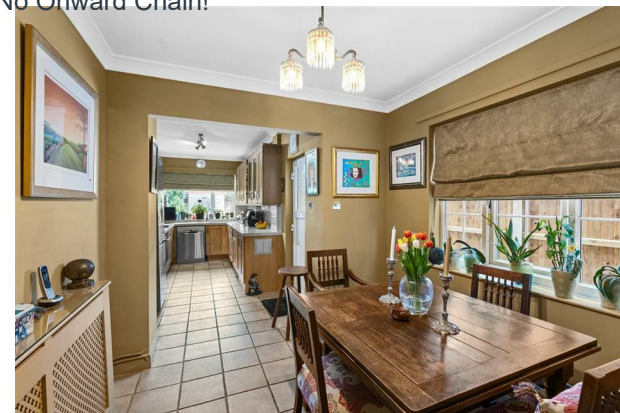
### Agents Note

Council Tax Band - E

The current owners have the central heating boiler recently replaced.

A burglar alarm is installed.

The house built in 1923 by Youngs Builders



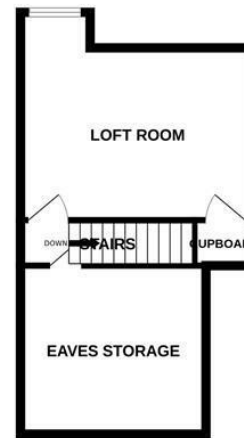
GROUND FLOOR



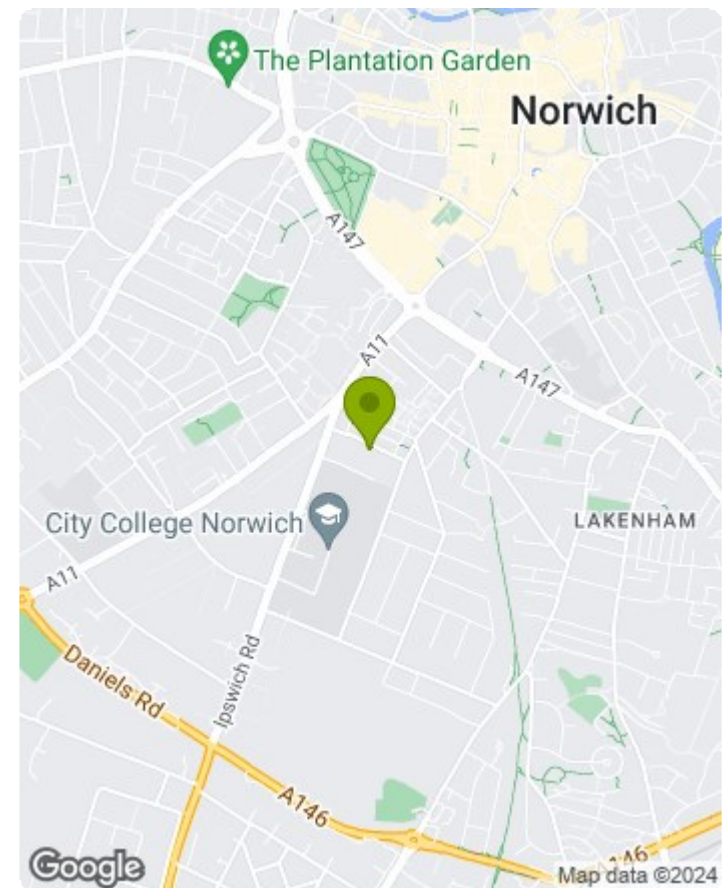
1ST FLOOR



2ND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	EU Directive 2002/91/EC

England &amp; Wales

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Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	EU Directive 2002/91/EC

England &amp; Wales

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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ClaxtonBird Residential  
134 Unthank Road  
Norwich  
NR2 2RS

Tel: 01603 733002

Email: [norwich@claxtonbird.co.uk](mailto:norwich@claxtonbird.co.uk)[www.claxtonbird.co.uk](http://www.claxtonbird.co.uk)

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