



St. Philips Road
Norwich, NR2 3BL

Guide Price £475,000 - £500,000

claxtonbird
residential

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**** Guide Price £475,000 - £500,000 **** Welcome to St. Philips Road, Norwich, - a charming Victorian over passage hall entrance terrace house that exudes character and warmth. This delightful property boasts three bedrooms & family bathroom, perfect for a growing family or those in need of extra space. As you step inside, you'll be greeted by a host of original features that add a touch of elegance and history to the home. The two reception rooms and open plan kitchen/breakfast room provide ample space for entertaining guests or simply relaxing with your loved ones. One of the highlights of this property is the beautiful non-bisected west-facing garden, ideal for enjoying the afternoon sun or hosting summer barbecues. Located in the sought-after Golden Triangle, this home is nestled on a tree-lined street, offering a peaceful and picturesque setting. With its convenient location, you'll have easy access to local amenities, schools, and parks, making it a perfect place to call home.

Entrance Hall

Feature stained glass entrance door with fan light above, cornice, corbel, stripped wood floor, two under stairs storage cupboard, stairs to first floor and radiator.

Sitting Room 12'3" max x 11'0" (3.74m max x 3.36m)

Sash window to front aspect, picture rail, cornice, ceiling rose, feature cast iron fireplace with wood surround and radiator.

Dining Room 11'3" max x 10'9" (3.45m max x 3.29m)

French doors leading tot the rear, picture rail, ceiling rose and radiator.

Kitchen 9'11" x 7'8" (3.03m x 2.34m)

Fitted kitchen comprising wall and base units with wood effect worktop over, space for cooker, dishwasher, washing machine, fridge freezer, stainless steel sink drainer with mixer tap, wall mounted central heating boiler in cupboard, part tiled splash back, wood effect floor and sash window to side aspect. Fully open plan to breakfast room.

Breakfast Room 14'6" x 7'1" (4.44m x 2.17m)

Three sash windows over looking garden, Velux window, ample space for table and chairs, wood effect floor, radiator and double glazed stable door to rear garden.

First Floor Landing

Stairs from entrance hall, double storage cupboard, loft access and doors to all rooms.

Bedroom 14'5" x 11'3" max (4.40m x 3.44m max)

Sash window over looking rear garden, picture rail, feature fireplace and radiator.

Bedroom 12'4" max x 12'10" (3.76m max x 3.92m)

Sash window to front aspect, feature fireplace, picture rail and radiator.

Bedroom 10'0" x 8'3" (3.06m x 2.52m)

Sash window to side aspect, fitted cupboard and radiator.

Family Bathroom 6'10" x 7'11" (2.09m x 2.43m)

Three piece suite comprising panel bath with mixer tap and shower attachment, wash hand basin in vanity unit, low level W.C, part tiled walls, spot lights, extractor, radiator and sash window to front aspect.

Front Garden

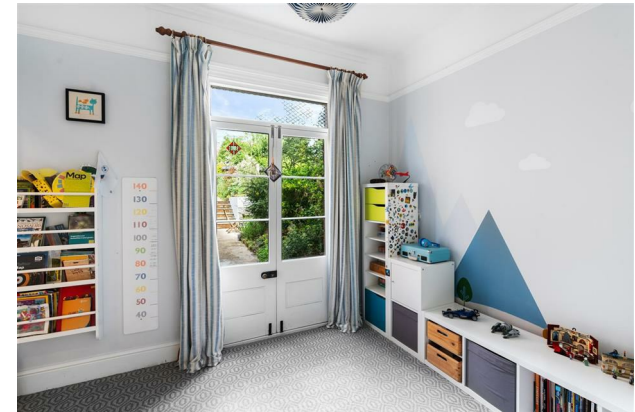
Harlequin pathway to entrance door, walled garden laid to shingle with shrub inset and border.

Rear Garden

Lovely non-bisected West facing rear garden, well stocked with a variety of flower and shrub borders, patio area with steps leading to a lawned area and pathway to the the rear of the garden where you find a further seating area and timber shed. The garden is enclosed by wall and fencing and has access gate to passage which leads to the front of the property.

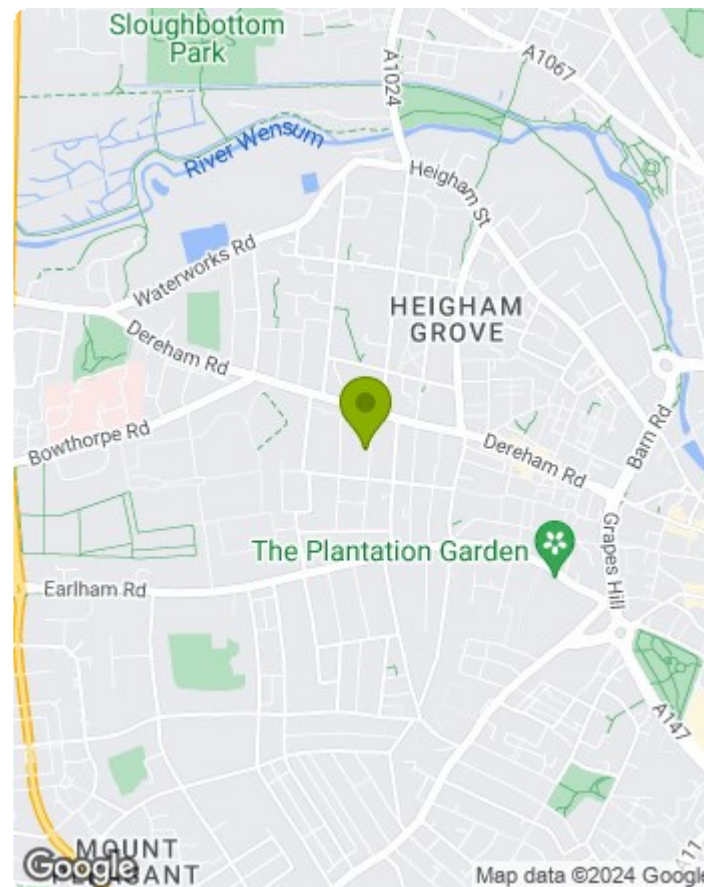
Agents Note

Council Tax Band - C





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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