



Claremont Road
Norwich, NR4 6SH

Guide Price £1,100,000 - £1,200,000

claxtonbird
residential

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ClaxtonBird are delighted to offer this substantial six bedroom detached house situated on this sought after tree lined street just off Newmarket Road. The property has been cared for over many years by the current owners and boasts well proportioned accommodation throughout. The ground floor offers a twin aspect drawing room, bay fronted sitting room, impressive entrance hall with dining room that over looks the rear garden, kitchen/breakfast room, utility and cloakroom WC. The first floor landing has five bedrooms, master with en-suite bathroom/dressing room, family bathroom and separate WC whilst the top floor has a large bedroom and attic storage room. Outside has driveway parking for six cars, large garage and a mature well stocked enclosed rear garden.

Entrance Porch

Glazed entrance door, tiled floor, glazed door to entrance hall.

Entrance Hall/Dining Room 15'6" m max x 23'5" max (4.74 m max x 7.14m max)

Stair to first floor, picture rail, cornice, under stairs storage cupboard. Dining area has ample space for dining table and chairs with upvc double glazed French door and window to rear garden.

Family Room 21'9" max x 18'2" max (6.64m max x 5.56m max)

Two upvc double glazed bay windows to front aspect, upvc window to side aspect, fitted window seat, three fitted bookcases, fitted cupboard, gas fireplace with marble hearth and inset with wood surround, picture rail, cornice and two radiators.

Sitting Room 28'4" max x 17'3" max (8.66m max x 5.26m max)

Bay window to front aspect, upvc French doors and windows to rear garden, window to side aspect, period style fireplace with hearth, tiled inset and wood surround, feature cornice & high skirting, window seat with storage, wall lights and radiator.

Kitchen/Breakfast Room 20'6" max x 11'6" max (6.27m max x 3.52m max)

Kitchen area has wall and base units with worktop over, cooker point, space for fridge freezer, space for dishwasher, stainless steel sink drainer with mixer tap, upvc double glazed windows over looking garden and to side aspect,

tiled splash back and wood floor.

Breakfast area has ample space for table and chairs, wood floor, floor standing central heating boiler, window to side, fitted storage cupboard and radiator.

Door to lobby which has door to side.

Utility/Laundry Room 6'10" x 5'7" (2.10m x 1.71m)

Wall units, worktop with stainless steel sink and mixer tap, space for washing machine & dryer, tiled splash back and window to rear aspect.

Side Lobby

Window to side aspect, tiled floor, radiator and walk-in pantry cupboard with shelves, storage cupboard and window to side aspect.

Cloakroom WC

Low level WC, wash hand basin, tiled floor and window to side aspect.

First Floor Landing

Stairs from entrance hall, picture rail, under stairs cupboard, airing cupboard and radiator.

Bedroom 17'3" max into bay x 15'10" max (5.28m max into bay x 4.84m max)

Bay window to front aspect, fitted wardrobes, picture rail and radiator.

En Suite Bathroom/Dressing Room 16'1" max x 9'1" max (irregular shape room 4.92m max x 2.78m max)

Panel bath with mixer tap, bidet, low

level WC, wash hand basin, part tiled walls, dressing table, radiator, heated towel rail, spot lights, extractor, feature fireplace and upvc double glazed window to front aspect.

Bedroom 18'8" max x 13'1" max (5.69m max x 3.99m max)

Upvc double glazed bay window to front aspect, fireplace surround, picture rail, wash hand basin and radiator.

Bedroom 17'3" max x 12'1" max (5.26m max x 3.69m)

Two upvc double glazed windows over looking the garden, picture rail and radiator.

Bedroom 11'7" max x 8'7" (3.55m max x 2.64m)

Upvc double glazed window over looking rear garden, picture rail and radiator.

Bedroom 9'8" x 8'5" (2.97m x 2.58m)

Upvc double glazed window over looking garden, fitted wardrobes, picture rail and radiator.

Bathroom

Panel bath with shower over, wash hand basin in vanity unit, tiled walls, shaver point and window to side aspect.

Cloakroom WC

Low level WC, wash hand basin and window to side aspect.

Top Floor Landing

Stairs from first floor landing and door to loft. (Loft is floored with light and offers scope to convert subject to permissions)

Bedroom 18'8" max x 13'11" (5.69m max x 4.25m)

Upvc double glazed window to front aspect and radiator.

Garage 17'6" m x 13'5" (5.35 m x 4.10m)

Window to rear, personal door to rear garden, power and light and up and over door to front

Outside

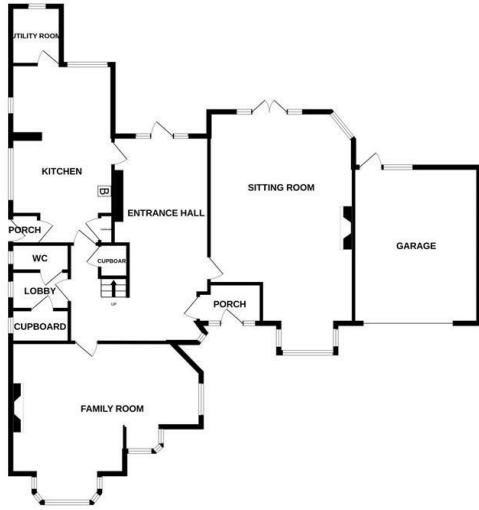
The front of the property has shingle driveway parking for numerous cars and leads to the entrance porch and garage, there is side access to the rear garden. The front is walled and has flower and shrub borders.

The rear garden is mainly laid to lawn and has been beautifully looked after for many years by the current owners. There is a patio area with ample space for table and chairs, rose garden and mature, well stocked shrub, flower and tree borders. The garden is enclosed by fencing and the useful addition of a pitched roof store/garden room.

Agents Note - Council Tax Band - G



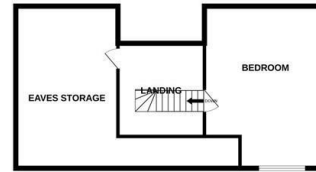
GROUND FLOOR
1620 sq.ft. (150.5 sq.m.) approx.



1ST FLOOR
1210 sq.ft. (112.5 sq.m.) approx.



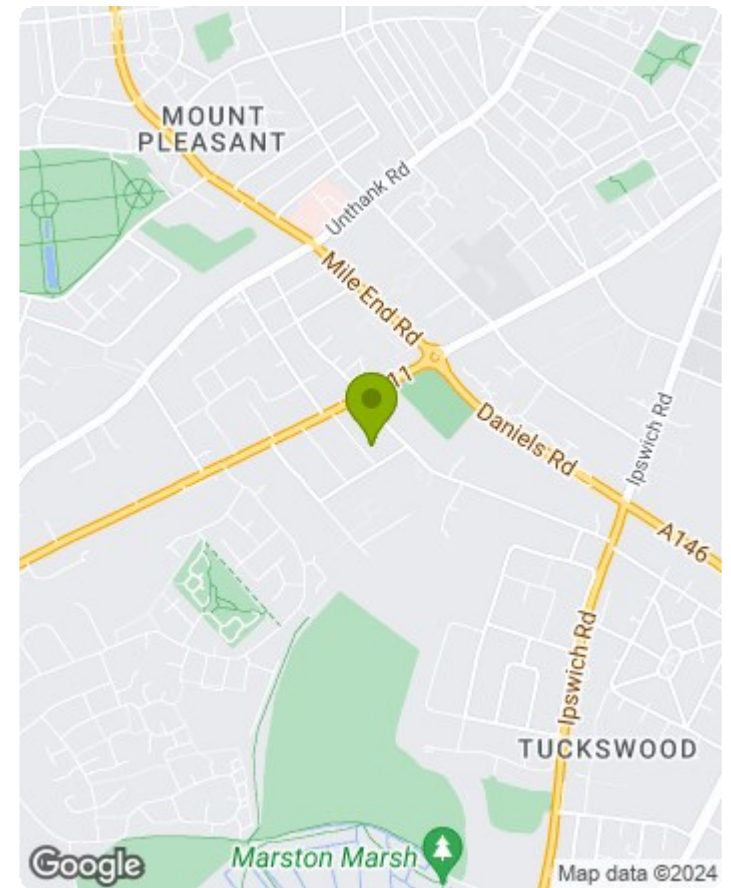
2ND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



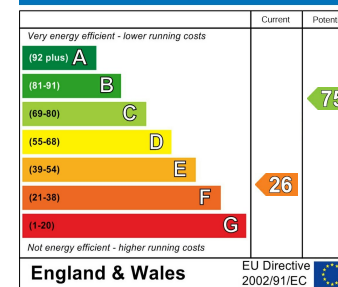
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TOTAL FLOOR AREA : 3446 sq.ft. (320.2 sq.m.) approx.

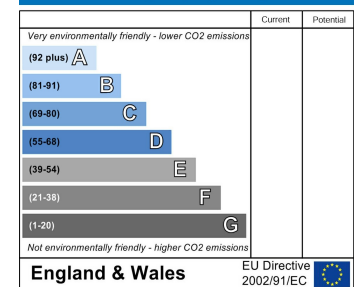
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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.
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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