



Lowther Road
Norwich, NR4 6QN
Guide Price £700,000 - £725,000

claxtonbird
residential

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*** Guide Price £700,000 - £725,000*** Welcome to this exceptional property on Lowther Road in Norwich! This stunning detached house boasts two reception rooms and a wonderful garden room with lantern, five bedrooms, and three bathrooms, providing ample space for a growing family. Finished to a high standard throughout, this property offers versatile accommodation, perfect for modern living. The mature generous rear garden is ideal for outdoor activities and relaxation, while the ample off-road parking ensures convenience for you and your guests. Located in a popular area with families, this home is not only spacious but also in a prime location. Don't miss the opportunity to make this exceptionally spacious family home your own!

Entrance Hall

Stairs to the first floor with display shelving, radiator.

Utility Room / Garage 18' x 7'9" (5.49m x 2.36m)

Fitted with wall and base units with work surfaces over, space and plumbing for washing machine, skylight, door to the garden room.

Bedroom Five 11'9" x 11'7" (3.58m x 3.53m)

Radiator and double glazed window to the side.

Study/Reception Room 19'10" x 9" (6.05m x 2.74m)

Fitted wardrobe, radiator and dual aspect windows to the front and side.

Bathroom

Modern white suite comprising bath with shower over, built in hand wash basin and W.C.

Bedroom Four

Built in wardrobe, radiator and double glazed window to the front.

Kitchen 12'10" x 11'9" (3.91m x 3.58m)

Fitted with a range of matching base and eye level units with work surfaces over, inset one and half bowl stainless steel sink unit, built in double electric oven, built in electric hob, built in fridge/freezer and dishwasher, opening to:

Sitting/Dining Room 21'8" x 15' 4" (6.60m x 4.57m 1.22m)

Stunning reception room with double bifold doors to the garden allowing an abundance of natural light, two contemporary radiators, coal effect electric fire with stone surround, opening to:

Garden Room 23'5" x 8'2" (7.14m x 2.49m)

With double radiator, ceiling lantern, window and patio doors to the rear garden.

First Floor Landing

Doors to three bedrooms and family bathroom.

Master Bedroom 20'3" x 12'2" (6.17m x 3.71m)

With fitted wardrobes, radiator and double glazed window to the front, door to:

En Suite

Suite comprising of walk in shower with rainfall and shower attachments, built in hand wash basin and W.C. with storage cupboards and drawers, radiator and double glazed window to the front.

Bedroom Two 12'9" x 12'6" (3.89m x 3.81m)

Radiator and double glazed window to the rear.

Bedroom Three 12'4" x 12'4" (3.76m x 3.76m)

Radiator and double glazed window to the rear.

Bathroom 13'9" x 6'6" (4.19m x 1.98m)

Suite comprising of walk in shower with rainfall and shower attachments, bath with mixer tap, built in hand wash basin and W.C. with storage cupboards and drawers, built in upright cupboard, radiator and double glazed window to the side.

Outside

To the front of the property is off road parking for several vehicles.

To the rear is a generous and mature garden laid to patio and lawn with numerous trees, plants and shrubs and a large garden shed to the rear.

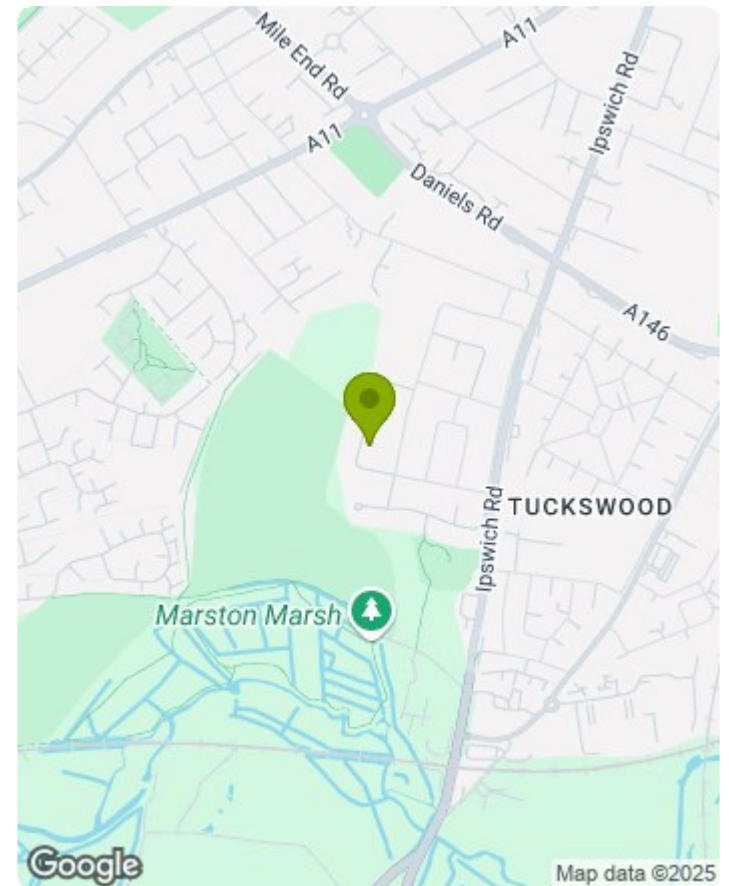
Agents Note

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	EU Directive 2002/91/EC

Environmental Impact (CO₂) 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	EU Directive 2002/91/EC

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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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