



Highland Road
Norwich, NR2 3NN
Guide Price £300,000 - £310,000

claxtonbird
residential

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*** OPEN LAUNCH SATURDAY 27TH JULY - BY APPOINTMENT *** GUIDE PRICE £300,000 - £310,000 *** Welcome to this Victorian bay fronted mid-terrace house with loft conversion located on the sought-after Highland Road in Norwich.

Upon entering, you are greeted by two reception rooms, ideal for entertaining guests or relaxing with family. The property comprises four bedrooms, providing ample space for a growing family or those in need of a home office. The kitchen and utility room offer practicality and functionality, catering to the needs of modern living.

With two bathrooms, including an en-suite to the master bedroom, convenience is key in this property.

Situated in the popular Golden Triangle area, this home is nestled on a tree-lined street, providing a picturesque setting for daily strolls or evening walks.

Being offered with no onward chain, this property presents a fantastic opportunity for those looking to make a swift move.

Sitting Room 12'9" max into bay x 11'9" max (3.91m max into bay x 3.59m max)

Upvc double glazed sash look window to front aspect, cast iron Victorian fireplace with wood surround, ceiling rose and radiator.

Dining Room 11'9" max x 11'3" (3.59m max x 3.43m)

Upvc double glazed sash look window to rear aspect, under stairs storage cupboard, cast iron Victorian style fireplace with wood surround and radiator.

Kitchen 8'7" x 6'8" (2.62m x 2.05m)

Fitted kitchen comprising wall and base units with worktop over, tiled splash back, sink drainer with mixer tap, built in oven, hob and extractor, space for fridge freezer, tiled floor and upvc double glazed sash look window to side aspect.

Utility Room 5'10" x 5'10" (1.79m x 1.79m)

Wall and base units with worktop over, space for washing machine and tumble dryer, wall mounted gas central heating boiler, tiled splash back, tile floor and upvc double glazed door to rear garden.

Cloakroom W.C

Low level W.C, wash hand basin, tiled splash back, tiled floor, radiator and upvc double glazed window to rear aspect.

First Floor Landing

Doors to all first floor rooms and stairs to top floor.

Bedroom 13'2" plus recess x 10'8" max (4.03m plus recess x 3.26m max)

Upvc double glazed sash look window to rear, radiator and door to en-suite shower room.

En-Suite Shower Room

Double shower cubicle with inset shower, low level W.C, wash hand basin, wood effect floor, extractor fan and radiator.

Bedroom 11'3" x 8'0" max (3.43m x 2.44m max)

Upvc double glazed sash look window to front aspect and radiator.

Bedroom 10'11" x 8'0" (3.34m x 2.44m)

Upvc double glazed sash look window to front aspect and radiator.

Family Bathroom

Panel bath with shower over and screen, wash hand basin in vanity unit, low level W.C, part tiled walls, wood effect floor, extractor fan and radiator.

Top Floor Bedroom 13'9" max x 14'7" max - restricted head height (4.21m max x 4.46m max - restricted head height)

Velux windows to front and rear, fitted wardrobe and radiator.

Front Garden

Walled front garden with harlequin pathway to entrance door.

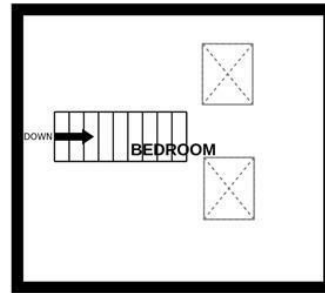
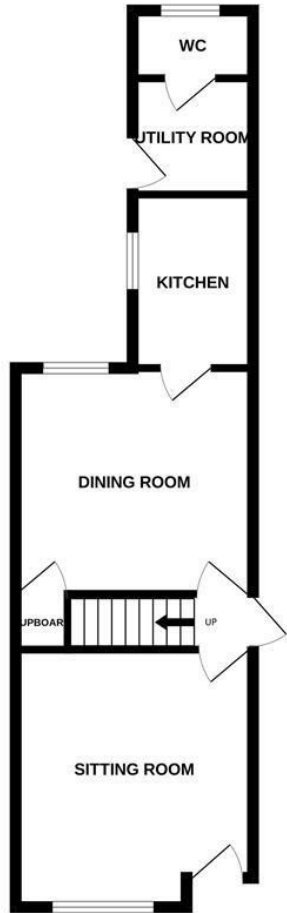
Rear Garden

Bisected rear garden laid to patio with ample space for outdoor entertaining, shrub borders and timber shed.

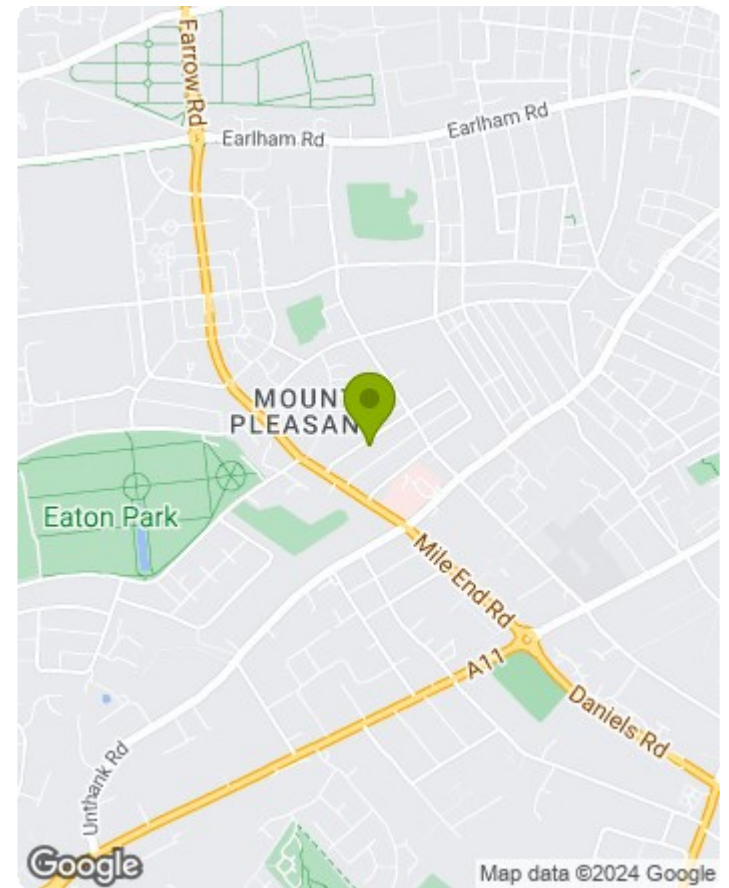
Agents Note

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			
		61	79
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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- 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.
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