



Hanover Road
Norwich, Norfolk NR2 2HD
Guide price £475,000

claxtonbird
residential

Welcome to Hanover Road, Norwich - a charming Victorian end terrace house that has been beautifully renovated to offer a perfect blend of modern living and classic elegance. This delightful property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The sitting room features a stunning wood burner, creating a cosy atmosphere during those chilly evenings, while the dining room seamlessly flows into the modern fitted kitchen. The kitchen itself is a highlight of the house, with a skylight that floods the space with natural light and French doors that lead out to the rear garden, perfect for enjoying a morning coffee or al fresco dining. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The first floor bathroom is modern and stylish, offering a tranquil space to unwind after a long day. Convenience is key with a downstairs cloakroom W.C and utility room, making daily tasks a breeze. The non bisected rear garden provides a private outdoor oasis, ideal for those who simply enjoy spending time outdoors. Located within walking distance to the city centre, this property offers the best of both worlds - a peaceful retreat in a bustling city. Don't miss the opportunity to make this beautifully renovated Victorian house your new home.

Entrance Hall

Glazed entrance door with fan light above, stripped wood floor, stairs to first floor, picture rail, under stairs storage cupboard and Victorian style radiator.

Sitting Room 11'11" max x 11'6" (3.64m max x 3.51m)

Upvc double glazed sash window to front aspect, stripped wood floor, feature wood burner on tiled hearth with wood surround, picture rail, cornice, ceiling rose, shelving and cupboard to recess' and Victorian style radiator.

Dining Room 10'7" max x 10'7" (3.25m max x 3.24m)

Open plan to the kitchen, stripped wood floor, cornice, ceiling rose, ample space for table and chairs and Victorian style radiator.

Kitchen 16'1" max x 9'6" max (4.92m max x 2.92m max)

Modern fitted shaker style kitchen comprising wall and base units with quartz worktop & upstand over, double ceramic sink with mixer tap, stainless steel range cooker with canopy extractor above, built in dishwasher, space for large fridge freezer, tiled floors, spot lights, Victorian style radiator, feature skylight and double glazed French doors leading to the rear garden.

Utility Room 6'5" x 5'2" (1.98m x 1.59m)

Wall nits and quartz worktop with space for washing machine and dryer below, tiled floor and spot lights.

Cloakroom W.C

Low level W.C, wash hand basin, extractor fan, large double shaker style storage cupboard, Velux window and Victorian style radiator.

First Floor Landing

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

Bedroom 10'8" x 10'9" max (3.26m x 3.28m max)

Upvc double glazed sash window to rear aspect and radiator.

Bedroom 11'6" x 9'5" max (3.52m x 2.89m max)

Upvc double glazed sash window to front aspect and radiator.

Bedroom 7'9" x 6'5" (2.37m x 1.97m)

Upvc double glazed sash window to front aspect and radiator.

Family Bathroom

Three piece suite comprising panel bath with shower over and screen, wash hand basin in vanity unit with mixer tap, low level W.C, part tiled walls, tile effect floor, spot light, Victorian style radiator and double glazed window to rear aspect.

Front Garden

Walled front garden laid to shingle with inset shrubs and harlequin tiled pathway to entrance door.

Rear Garden

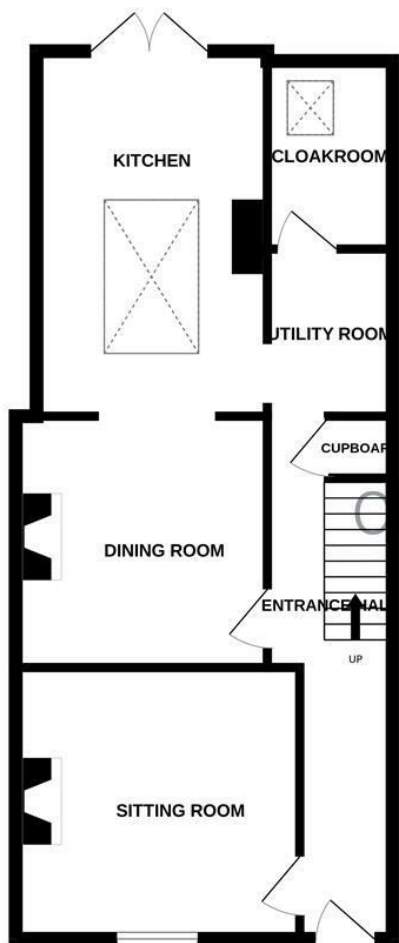
Non bisected rear garden laid to lawn with patio area offering ample space for table and chairs, enclosed by wall and fencing and large timber storage shed with power and light.

Agents Note

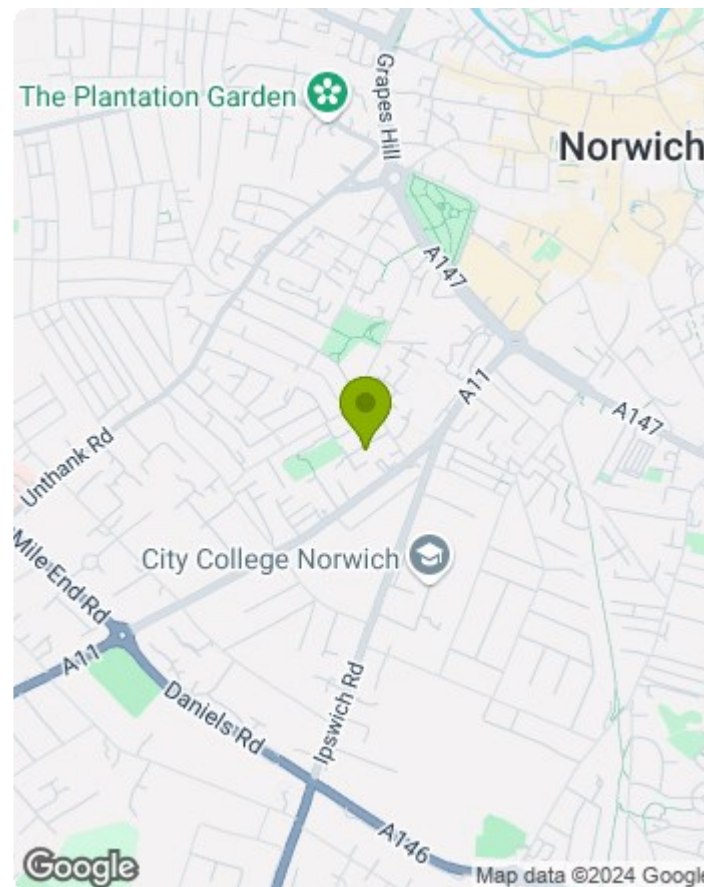
EPC Rating - D

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 is given 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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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