



Buckingham Road
Norwich, NR4 7DQ
Guide Price £310,000

claxtonbird
residential

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ClaxtonBird are delighted to offer this well-presented house, providing a delightful blend of comfort and convenience, situated to the South West of the City. The current owners have thoughtfully updated the property, featuring a modern fitted kitchen with built in appliances, contemporary bathroom suite and a practical utility room. Internally, the full accommodation comprises entrance hall, sitting room, conservatory, kitchen, utility room and cloakroom to the ground floor, whilst to the first floor there are three bedrooms and bathroom off landing. The property furthers benefits from off road driveway parking for two cars, gas central heating provided by a modern fitted boiler (2023) and upvc double glazing throughout. One of the standout features of this home is its prime location, being situated with easy access into the City Centre, University, Hospital and the picturesque Eaton Park - an ideal location for either professionals or families.

Entrance Hall

Upvc double glazed entrance door, stairs to first floor landing, tiled floor and radiator.

Sitting Room 19'5" x 10'5" max (5.93 x 3.18 max)

Upvc double glazed window to front aspect, electric fireplace with marble hearth and wood surround, wood effect floor, radiator and upvc double glazed sliding doors to conservatory.

Conservatory 11'2" x 9'6" (3.41 x 2.91)

Brick based conservatory with upvc double glazed windows and door leading out to the garden, wood effect floor and radiator.

Kitchen 9'2" x 12'2" (2.81 x 3.71)

Modern fitted kitchen comprising wall and base units with work surfaces over, sink drainer with mixer tap, built in double oven with gas hob and extractor over, built in fridge freezer, wine fridge, breakfast bar, wood effect floor, spot lights, upvc double glazed windows to front and side aspect and door to utility room.

Utility Room 11'1" x 6'9" (3.38m x 2.06m)

Wall and base units with work surfaces over, built in microwave oven, plumbing for washing machine, under stairs storage cupboard, spot lights, wood effect floor, radiator, upvc double glazed window to rear aspect and upvc double glazed door leading out to the garden.

Cloakroom

Low level WC, wash hand basin, wood effect floor and upvc double glazed window to rear aspect.

First Floor Landing

Upvc double glazed window to rear aspect, storage cupboard housing the gas central heating boiler and loft access with pull down ladder.

Bedroom 9'3" x 12'2" (2.83 x 3.71)

Upvc double glazed window to front aspect, radiator and storage cupboard housing the water tank.

Bedroom 10'5" plus recess x 10'11" (3.19 plus recess x 3.33)

Upvc double glazed window to front aspect, walk in wardrobe and radiator.

Bedroom 8'2" x 8'11" plus recess (2.51 x 2.72 plus recess)

Upvc double glazed window overlooking the rear garden and radiator.

Bathroom 6'9" x 5'9" max (2.08 x 1.77 max)

Three piece modern fitted suite comprising panel bath with shower screen and shower over, wash hand basin set in vanity unit with mixer tap, low level WC, fully tiled walls, tiled floor, extractor fan, spot lights and towel rail radiator.

Front Garden

Walled garden with pathway leading to the entrance door and side access providing driveway parking.

Rear Garden

Fully enclosed by fencing and laid predominately to lawn with patio area offering ample space for outside table and chairs, timber built summer house, timber shed and gated access leading to the front of the property.

Agents Note

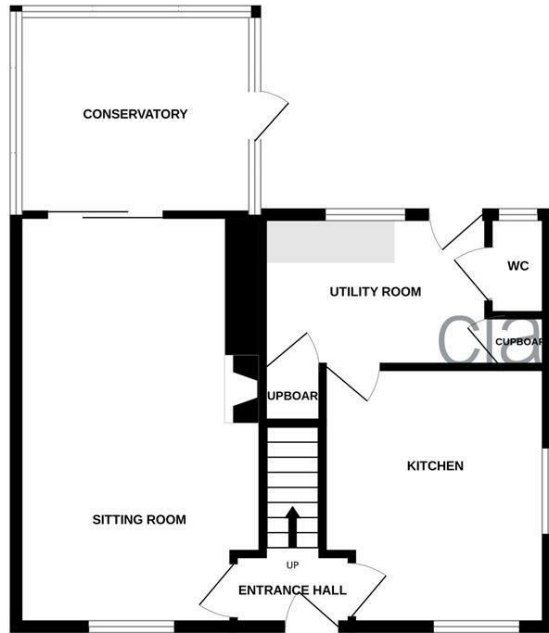
Council Tax Band B
EPC Rating TBC

The boiler was installed in 2023. The property was re-roofed approximately 8 years ago.

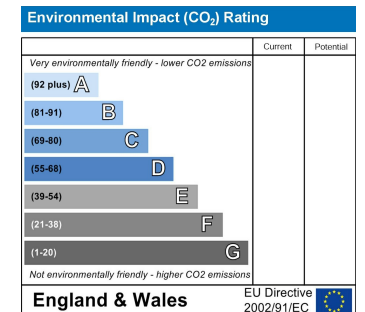
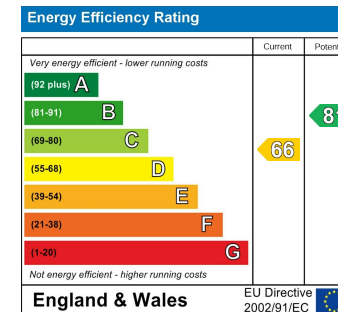
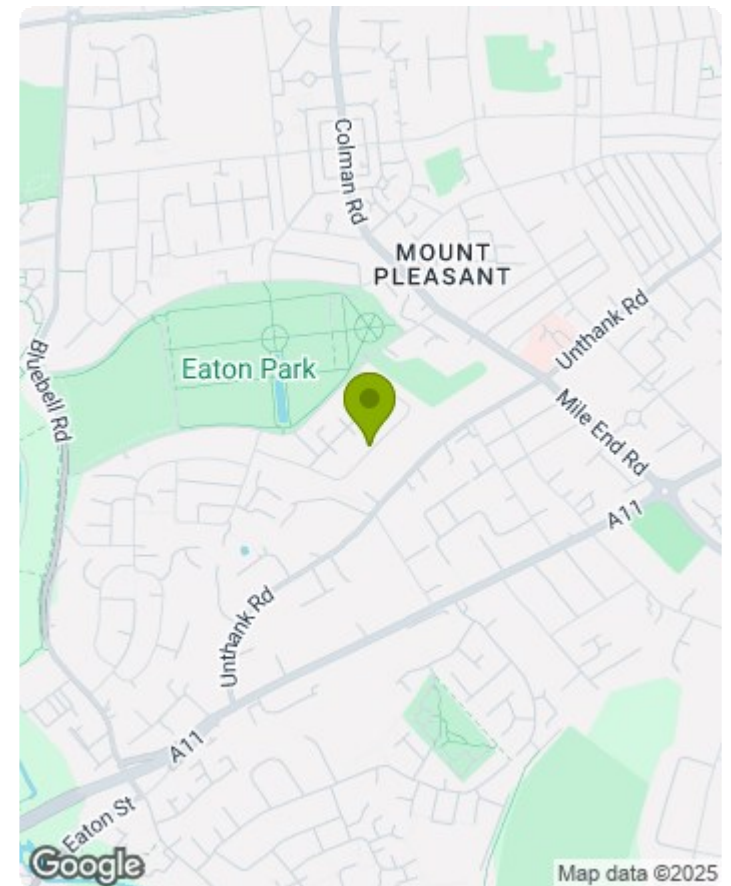


GROUND FLOOR

1ST FLOOR



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