



Waverley Road
Norwich, NR4 6SG
Guide Price £750,000 - £775,000

claxtonbird
residential

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ClaxtonBird are delighted to offer this charming semi-detached period house, situated on a quiet tree lined street, nestled within one of Norwich's most desired locations. Internally, the accommodation boasts three reception rooms, kitchen, ground floor shower room, four bedrooms, study / nursery and family bathroom. Additionally, there is driveway parking and a Southerly facing rear garden, ideal for enjoying the warmer months and providing a lovely outdoor space for children to play. Nearby there are also excellent transport links in to the City Centre of Norwich, and has easy access to a local schools and Eaton village amenities.

Entrance Hall

Glazed entrance door, feature stained glass window to side aspect, stairs to first floor, dado rail, picture rail, cornice, alarm box and radiator.

Shower Room

Suite comprising corner shower cubicle with inset shower, low level WC, wash hand basin, part panelled walls, part tiled walls, radiator and feature stained glass window to front aspect.

Dining Room 12'11" x 15'5" max in to bay & recess (3.94 x 4.72 max in to bay & recess)

Secondary glazed bay window to front aspect, picture rail, cornice, built in cupboard and shelving to recess, stripped wooden floor and double doors to dining room.

Sitting Room 12'11" to recess x 12'11" (3.96 to recess x 3.95)

Fireplace with marble inset, hearth and wood surround, fitted storage cupboard to recess, picture rail, cornice, radiator and secondary glazed patio doors leading out to the garden.

Breakfast Room 11'0" x 10'8" in to recess (3.36 x 3.27 in to recess)

Secondary glazed sash windows to side aspect, fitted shelving, built in storage cupboards, further shelving to recess, picture rail, cornice, low level radiator and part glazed door to kitchen.

Kitchen 11'1" max x 15'3" max (3.39 max x 4.65 max)

Fitted kitchen comprising wall and base units with roll top work surfaces over, one and a half bowl stainless steel sink drainer with mixer tap, built in double stainless steel oven with gas hob and extractor over, plumbing for dishwasher and washing machine, space for fridge freezer, wall mounted central heating boiler, space for table and chairs, part tiled splash backs, tiled floor, spot lights, radiator, upvc double glazed window to side and rear aspect, sash window to side aspect and glazed door leading out to the garden.

First Floor Landing

Doors to all first floor rooms, picture rail and cornice.

Bedroom 12'11" max in to recess x 12'11" (3.95 max in to recess x 3.96)

Secondary glazed window overlooking the garden, feature fireplace with tiled inset, built in cupboards, picture rail and radiator.

Bedroom 13'1" x 13'0" max in to recess (4.00 x 3.98 max in to recess)

Secondary glazed window to front aspect, feature fireplace with tiled inset, fitted shelving, built in cupboards and radiator.

Study / Nursery 7'10" x 6'0" (2.40 x 1.85)

Secondary glazed window to front aspect and radiator.

Bedroom 7'1" x 6'8" (2.17 x 2.05)

Secondary glazed to side aspect, picture rail and low level radiator.

Bedroom 11'0" x 9'3" max (3.36 x 2.83 max)

Secondary glazed window overlooking the garden, fitted shelving, picture rail and radiator.

Cloakroom

Low level WC and window to side aspect.

Bathroom

Suite comprising panel bath, wash hand basin, part tiled walls, radiator and secondary glazed stained glass window to front aspect.

Garage

Accessed via the side of the property with double doors to the front, windows to side and rear aspect and personal door leading out to the garden.

Front Garden

Enclosed by mature hedging and fencing, providing shingled driveway parking with inset shrub bed, pathway leading to the entrance door and gated access leading down the side of the property.

Rear Garden

Well proportioned garden fully enclosed by fencing and laid predominately to lawn with patio area providing ample space for outside table and chairs, outside light, variety of flower and shrub borders, timber summer house and mature trees offering a good degree of privacy.

Agents Note

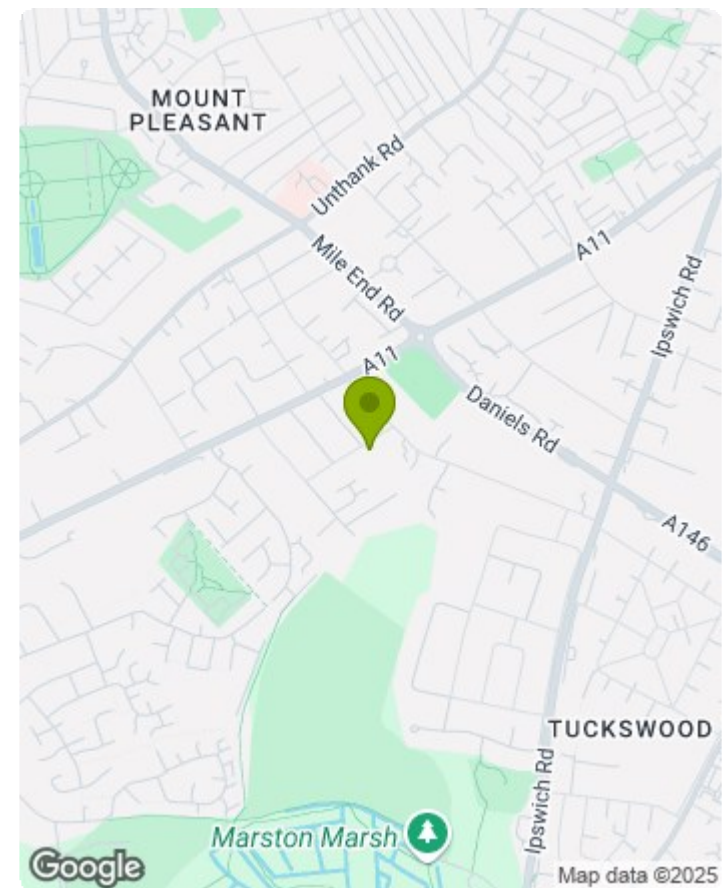
Council Tax Band E

EPC Rating D





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		79
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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	

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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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