



College Road
Norwich, NR2 3JL
Guide Price £550,000

claxtonbird
residential

College Road, Norwich, NR2 3JL

Nested on the sought after tree-lined street of College Road, this charming Victorian bay fronted terrace house offers the perfect blend of comfort and elegance. The current owners have enhanced the property to an impressive standard, preserving and restoring many original features like beautiful fireplaces and intricate decorative details. Upon entering the hallway, you are welcomed into a dining room that features a period fireplace and opens into a well-appointed kitchen with built-in appliances. Through glazed double doors from the dining room, you'll also find a bay-fronted sitting room complete with bespoke cabinetry. Additional accommodations include a practical lobby and a bathroom. On the first floor, there are three spacious double bedrooms alongside a modern shower room, with stairs leading up to an additional bedroom on the second floor. The property is further equipped with gas central heating and double glazing throughout for your comfort. Externally, there is a generous non-bisected Southerly facing rear garden to enjoy during the warmer months, with a useful brick-built garage. Being conveniently situated at the heart of the Golden Triangle, the property is set within a vibrant community, with local amenities, parks, and schools just a stone's throw away.

Entrance Hall

Double glazed wooden door matching original Victorian design on the street with fan light above, integrated door mat, feature tiled floor, dado rails, part panelled walls, Victorian style radiator, cornice that echoes dentil detailing from the exterior brickwork, a ceiling rose, corbels and the original arch, chrome sockets, switches and handles, stair runner and chrome rods leading to the first floor and a door leading to the dining room.

Bay Fronted Sitting Room 14'3" max in to bay x 10'11" max to recess (4.35 max in to bay x 3.35 max to recess)

Double glazed wooden sash bay window to front aspect, feature original cast iron Victorian fireplace with granite hearth and inset wood burner, bespoke fitted alcove cupboards with integrated mood lighting and recessed shelving, cornice, ceiling rose, engineered oak herringbone wooden floor, chrome sockets, switches and handles, Victorian style radiator and glazed double doors to dining room.

Dining Room 11'9" max to recess x 11'8" (3.59 max to recess x 3.58)

Feature original cast iron Victorian fireplace with granite hearth and tiled inset, cornice, ceiling rose, part panelled walls, concealed under-stairs storage and cupboards, wall lights, engineered oak herringbone wooden floor, chrome sockets, switches and handles, and Victorian style radiator. Opening to:

Kitchen 14'5" x 9'2" (4.40 x 2.80)

Fitted kitchen comprising wall and base units with work surfaces and up stands over, ceramic sink drainer with mixer tap, built in double stainless steel oven with electric hob and canopy extractor over, built in dishwasher, space for fridge freezer, breakfast bar, tiled floor, chrome sockets and switches, spot lights, two wall lights, radiator, Velux window on the side aspect and a double-glazed door leading to the garden.

Lobby

Upvc double glazed window to side aspect, plumbing for washing machine, built in storage cupboard housing the gas central heating boiler with shelving, and door to bathroom.

Bathroom 10'2" x 7'1" (3.10 x 2.16)

Four-piece suite comprising a feature high roll-top bath with mixer tap and shower attachment, separate double

shower cubicle with inset shower, low level WC, wash-hand basin set within a vanity unit with granite worktops and a mixer tap, part tiled walls, spot lights, extractor fan, chrome sockets and switches, chrome towel rail radiator and upvc double glazed window to side aspect.

First Floor Landing

Part panelled walls, stairs to second floor, under stairs storage drawers and cupboard, cornice, chrome sockets, switches and handles, and panelled doors to all first floor rooms.

Bedroom 9'3" x 8'0" (2.82 x 2.46)

Double glazed wooden sash window to rear aspect, feature original cast iron Victorian fireplace, cornice, ceiling rose, chrome sockets, switches and handles, and Victorian style radiator.

Bedroom 9'8" max in to recess x 11'10" (2.95 max in to recess x 3.61)

Double glazed wooden sash window to rear aspect, bespoke fitted wardrobe to recess, feature original cast iron Victorian fireplace, cornice, ceiling rose, chrome switches and handles, bedside wall lights and Victorian style radiator.

Bedroom 9'6" max in to recess x 11'9" (2.92 max in to recess x 3.59)

Double glazed wooden sash window to front aspect, bespoke fitted wardrobes to recesses, feature original cast iron Victorian fireplace, cornice, ceiling rose, chrome sockets, switches and handles, bedside wall lights and Victorian style radiator.

Shower Room 7'2" x 4'6" (2.20 x 1.39)

Three piece suite comprising shower cubicle with large shower head over and inset shower, marble shower niche, Victorian vanity unit with countertop sink, with wall inset mixer tap and marble work surface, low level WC, part tiled walls, marble tiled floor, recessed spot lights and wall lights, extractor fan, fitted cupboard with shelving, chrome sockets, switches and handles, Victorian style towel rail radiator and double glazed wooden sash window to front aspect.

Second Floor Landing

Double glazed Velux window, feature platform space, small eaves storage cupboard, chrome, sockets, switches and handles, door to bedroom.

Bedroom 7'8" + recess x 16'5" (2.35 + recess x 5.02)

Velux windows to front and rear aspect, eaves storage cupboard, chrome switches and handles, feature recessed chimney shelf and Victorian style radiator.

Front Garden

Enclosed by wall and railing and laid predominantly with white cobblestones with a reclaimed Victorian border, three olive trees in line with the bay window, outside sockets for charging an electric car and original Victorian tiled pathway leading to the entrance door.

Rear Garden

Non-bisected paved Southerly facing rear garden, fully enclosed by fencing, with ample space for an outdoor table and chairs, outside light, outside sockets, outside tap, shrub and tree borders, mature trees, raised beds, rear patio area with large water butt.

Brick Built Garage 13'5" x 16'0" (4.09 x 4.89)

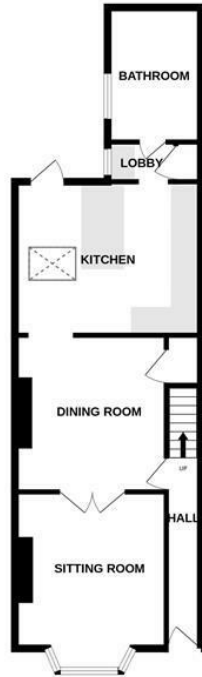
Up and over door, power, light, upvc double glazed window overlooking the garden and upvc double glazed door leading out to the rear access road. There is a hard standing area (approximately 1.95m) at the rear, which the vendor has previously used as a parking area for a small car.

Agents Notes

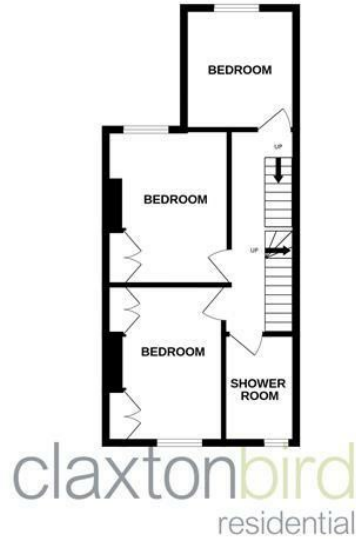
The property has hardwired Ethernet cable connecting key areas, including provisions for future extensions. The property is decorated throughout with Little Greene intelligent paint. Council Tax Band D EPC Rating C



GROUND FLOOR

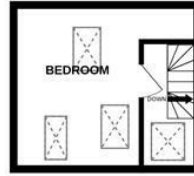


1ST FLOOR

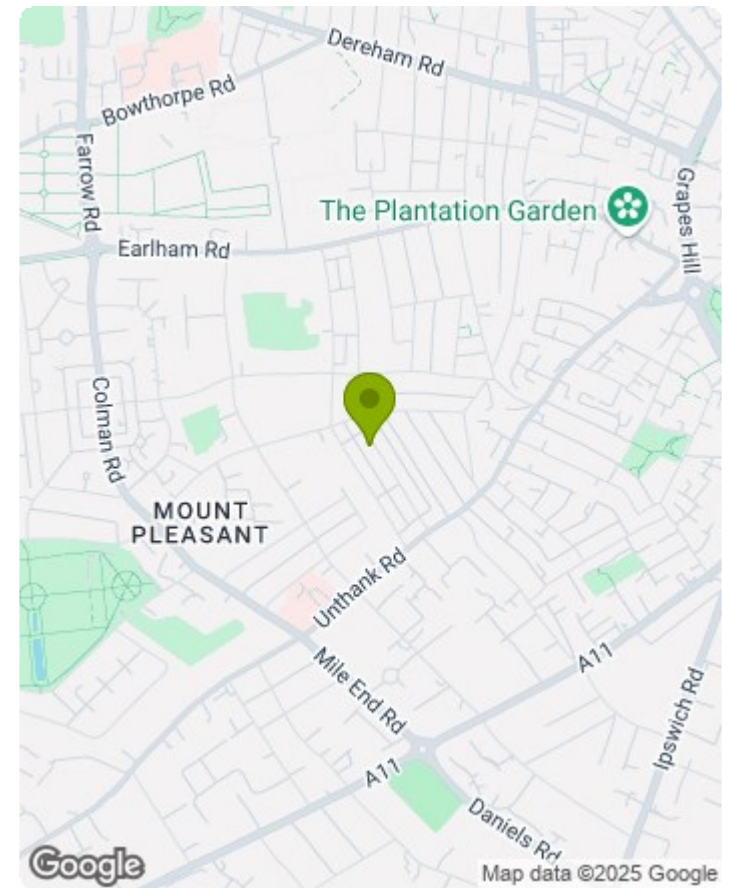


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2ND FLOOR



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		83
(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	

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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