



Trix Road
Norwich, NR2 2HB
Guide Price £400,000 - £425,000

claxtonbird
residential

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*** Guide Price £400,000 - £425,000 *** ClaxtonBird are proud to present this charming three-storey bay-fronted terrace house, nestled in the peaceful cul-de-sac of Trix Road, just a short walk from Norwich's City Centre. This property showcases several original features, including beautiful fireplaces and elegant decorative mouldings, whilst also benefiting from modern conveniences like gas central heating and double glazing throughout. As you step inside, you'll find two inviting ground floor reception rooms, along with an open-plan kitchen / breakfast area that features bi-folding doors leading to the garden. There's also the added convenience of a ground floor shower room to the rear of the accommodation. On the first floor, there are two spacious double bedrooms, a generously sized four-piece bathroom suite and a staircase leading up to a converted loft bedroom. Externally, the property boasts a non-bisected rear garden, providing a delightful outdoor space to enjoy during the warmer months. Offered for sale with no onward chain and early viewing is highly recommended.

Entrance Hall

Glazed entrance door, stairs to first floor, corbel, stripped wooden floor, radiator and radiator.

Sitting Room 11'6" max to recess x 14'7" max in to bay (3.52 max to recess x 4.45 max in to bay)

Upvc double glazed sash bay window to front aspect, feature cast iron fireplace with tiled hearth and wood surround, picture rail, cornice, stripped wooden floor and radiator.

Dining Room 8'11" max x 11'6" (2.73 max x 3.52)

Upvc double glazed sash window to rear aspect, feature cast iron fireplace, ample space for dining table and chairs, picture rail, cornice, stripped wooden floor and radiator.

Agents Note

Opening between sitting room and dining room has been blocked off, but could be re-opened if the new owners wishes to do so. There is a stud wall separating the dining room and the entrance hall which could also be opened up.

Kitchen 13'1" x 9'4" (3.99m x 2.87m)

Fully fitted kitchen comprising wall and base units with solid work surfaces and up stands over, built in stainless steel oven and gas hob with extractor over, built in dishwasher, built in fridge freezer, plumbing for washing machine, cupboard housing the wall mounted central heating boiler, vertical radiator, under stairs storage cupboard, tiled floor and upvc double glazed window to side aspect. Opening to:

Breakfast Area 9'4" x 6'2" (2.87m x 1.88m)

Double glazed bi-folding doors leading out to the garden, ample space for dining table and chairs, tiled floor, vertical radiator and door to shower room.

Shower Room

Suite comprising shower cubicle with inset shower, low level WC, wash hand basin with mixer tap, extractor fan, electric towel rail and upvc double glazed window to side aspect.

First Floor Landing

Upvc double glazed window overlooking the garden and stairs to converted loft bedroom.

Bedroom 13'10" to built in wardrobes x 12'5" (4.23 to built in wardrobes x 3.81)

Two upvc double glazed sash windows to front aspect, built in wardrobes and storage cupboards to recesses, feature cast iron fireplace with wood surround, picture rail, stripped wooden floor and two radiators.

Bedroom 13'3" x 9'5" (4.05 x 2.89)

Upvc double glazed windows to side and rear aspect, electric panel heater and radiator.

Bathroom 8'2" max x 9'3" max (2.50 max x 2.82 max)

Four piece suite comprising panel bath with mixer tap and shower attachment, double shower cubicle with inset electric shower, wash hand basin set in vanity unit with mixer tap, low level WC, part tiled walls, tiled floor, extractor fan and towel rail radiator.

Loft Bedroom 12'11" + recess x 13'10" max in to recess (restric (3.94 + recess x 4.23 max in to recess (restricted)

Velux window to front aspect, eaves storage and radiator.

Front Garden

Paved garden enclosed by wall and fencing with Harlequin tiled pathway leading to the entrance door.

Rear Garden

Non bisected garden enclosed by wall and fencing with patio area providing ample space for outside table and chairs, variety of flower and shrub borders and gated side access leading to the passageway.

Agents Note

Council Tax Band C
Energy Rating D



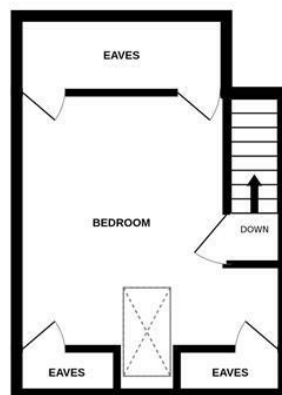
GROUND FLOOR



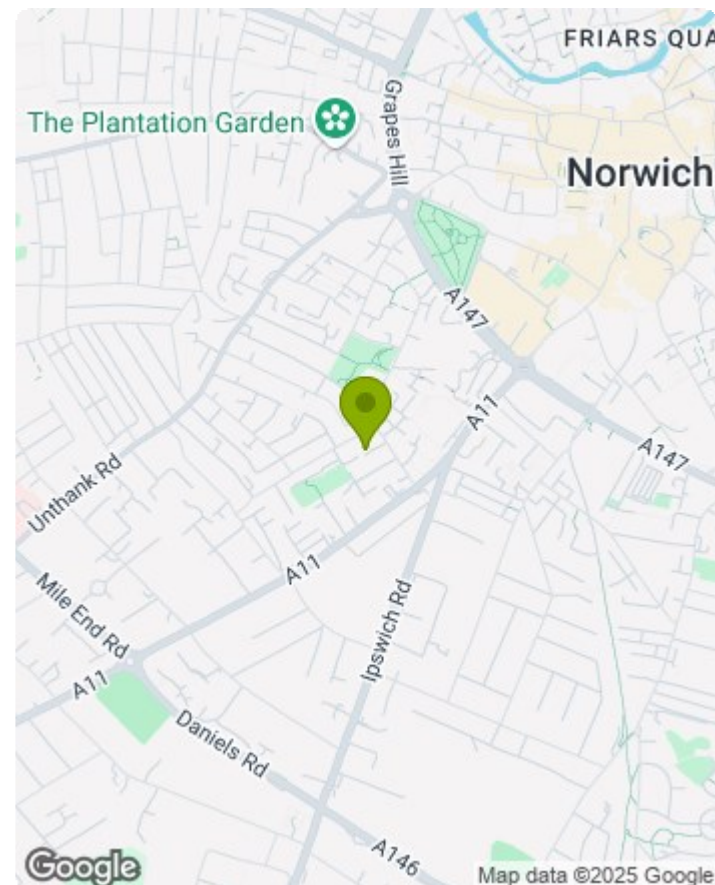
1ST FLOOR



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		80
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. 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.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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