



Coach House Court
Norwich, NR4 7QR
Guide price £475,000

claxtonbird
residential

Coach House Court, Norwich, NR4 7QR

*** Guide Price £475,000 - £500,000 *** Nestled in the tranquil Coach House Court, this charming detached house offers a perfect blend of comfort and convenience. The property boasts a spacious layout with an inviting reception room, ideal for both relaxation and entertaining. With four well-proportioned bedrooms, there is ample space for families or those seeking extra room for guests or a home office. The house features two modern bathrooms, including a stylish en suite, ensuring that morning routines are both efficient and enjoyable. The contemporary design of these facilities adds a touch of luxury to everyday living. Situated in a secluded cul de sac off Unthank Road, this property enjoys a peaceful setting while remaining within walking distance of local schools and amenities. This prime location makes it an excellent choice for families, providing easy access to essential services and recreational opportunities. The landscaped rear garden is a delightful outdoor space, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. It offers a serene retreat from the hustle and bustle of daily life. Additionally, the property includes parking for several vehicles, adding to the convenience of this lovely home. With its appealing features and desirable location, this house in Coach House Court is a wonderful opportunity for those looking to settle in Norwich.

Entrance Hall

Doors to kitchen and W.C. Open plan to utility area.

Cloakroom

Suite comprising of W.C. and hand wash basin, double glazed window to the front.

Utility Area

Work top with inset stainless steel sink unit, space and plumbing for washing machine and tumble dryer, built in cupboard, radiator and stable door to the rear garden.

Kitchen/Diner 15'1" x 13'4" (4.60m x 4.06m)

Light and airy room with kitchen area comprising a range of matching base and eyelevel units with timber work surfaces over and inset single drainer stainless steel sink unit, built in double electric oven, inset electric hob and extractor hood over, plumbing for dishwasher, breakfast bar, built in cupboard and additional under stairs storage, two windows to the front, door to:

Sitting Room 15'2" x 12'5" (4.62m x 3.78m)

Chimney breast with space for wood burner, radiator and patio doors to the conservatory.

Conservatory

Brick base and Upvc construction. Doors opening to the rear garden.

First Floor Landing

Doors to all bedrooms and bathroom.

Bedroom One 10'6" x 10'2" (3.20m x 3.10m)

Built in wardrobe, radiator, double glazed window to the front, door to:

En suite

Recently fitted suite comprising of tiled shower cubicle, vanity unit hand wash basin and W.C. towel rail and double glazed window to the side.

Bedroom Two 10'2" x 8'4" (3.10m x 2.54m)

Built in double wardrobe, radiator and double glazed window to the front.

Bedroom Three 9'4" x 6'5" (2.84m x 1.96m)

Radiator and double glazed window to the rear.

Bedroom Four 9'5" x 6'6" (2.87m x 1.98m)

Radiator and double glazed window to the rear.

Bathroom

Recently fitted white suite comprising of bath with rainfall shower over, pedestal hand wash basin and W.C. heated towel rail and double glazed window to the front.

Outside

The front garden is laid to driveway and shingle providing an off road parking space. There is a single garage with up and over door, power and lighting and an additional parking spot in front of the garage. There is an E/V charger point at the front of the property.

To the rear is a landscaped garden laid to lawn and patio and enclosed by fencing.

Agents Note

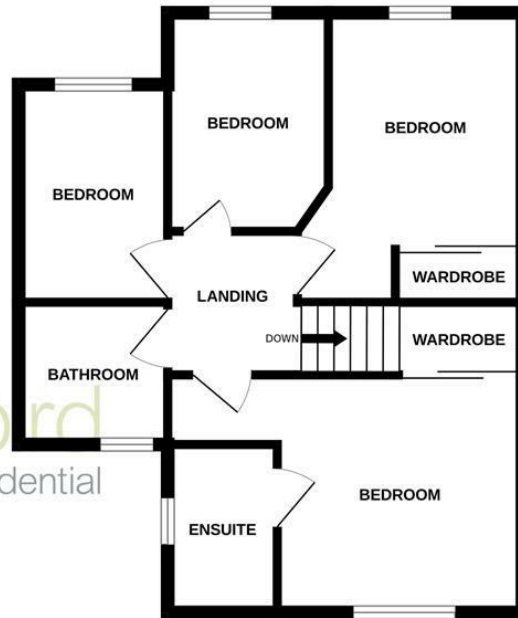
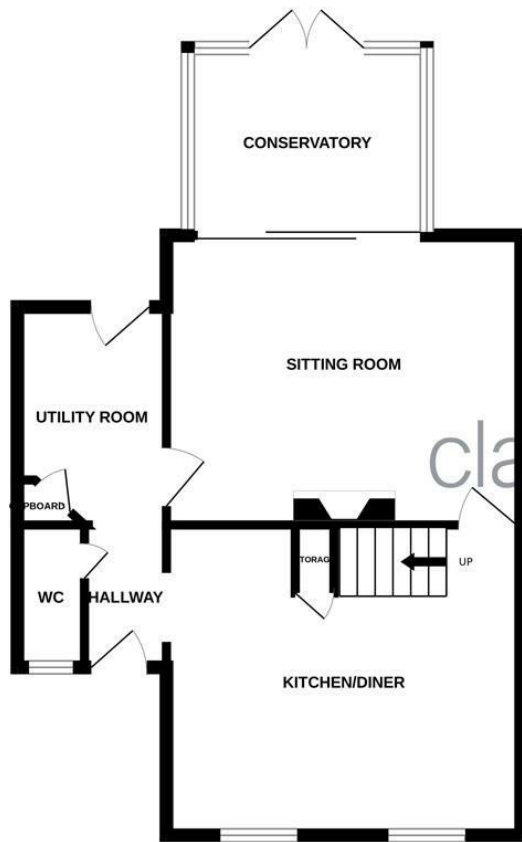
Council Tax Band D

The vendor has advised that there is an Electrical Installation Condition Report for the property and the boiler has been recently serviced.

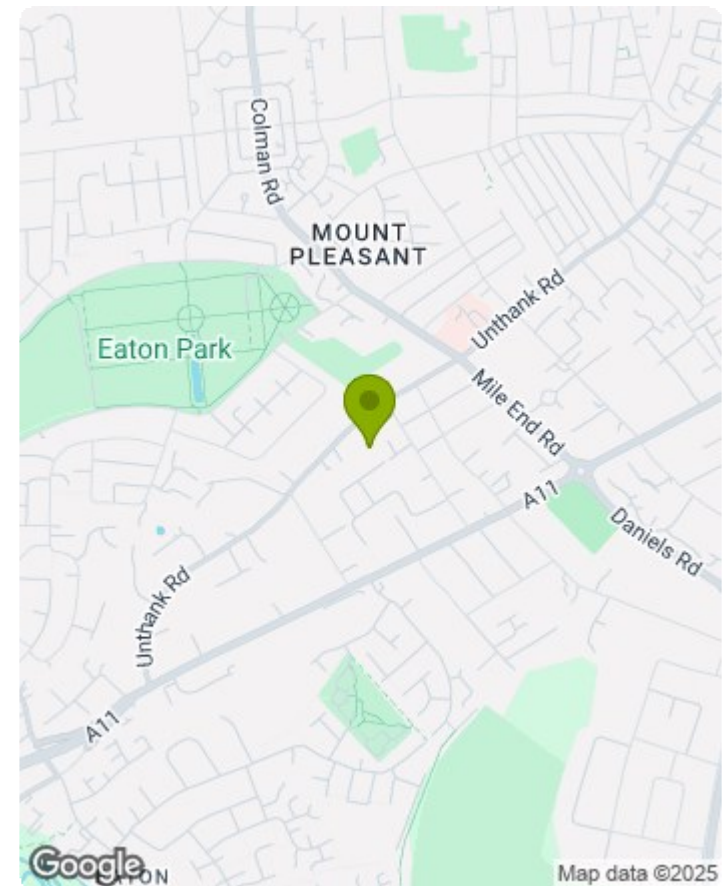


GROUND FLOOR

1ST 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		84
(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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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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