



Buxton Road
Norwich, NR3 3HH
Guide Price £375,000 - £385,000

claxtonbird
residential

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*** Guide Price £375,000 - £385,000 *** This charming three-bedroom, hall entrance, bay-fronted Victorian over passage terrace, located on Buxton Road in Norwich NR3, boasts beautiful decorative features throughout. The inviting bay-fronted sitting room is a standout, complete with a feature fireplace, while the spacious dining room offers a perfect setting for family meals. The well-appointed kitchen breakfast room provides ample space for casual dining and cooking. Upstairs, you'll find three generously sized bedrooms, including a master with the added luxury of an en-suite, as well as a family bathroom. Outside, the property is complemented by a larger-than-average, non-bisected rear garden, offering a private and peaceful space. This home combines classic Victorian charm with modern comforts, ideal for those looking for a stylish and spacious home in a sought-after location.

Entrance Hall

Glazed entrance door with window above, stairs to first floor, cornice, dado rail, original corbel, stripped wooden floor and radiator.

Sitting Room 13'9" max in to bay x 11'5" max to recess (4.20 max in to bay x 3.49 max to recess)

Upvc double glazed sash bay window to front aspect, feature cast iron fireplace with tiled hearth and marble surround, storage cupboards and shelving to recess, picture rail, stripped wooden floor and radiator.

Dining Room 11'10" max to recess x 11'10" (3.62 max to recess x 3.62)

Upvc double glazed window overlooking the garden, open fireplace with wood surround and tiled hearth, under stairs storage cupboard, picture rail, cornice, stripped wooden floor and radiator.

Kitchen / Breakfast Room 17'8" x 8'11" (5.41 x 2.74)

Fitted kitchen comprising base units with roll top work surfaces over, one and a half bowl sink drainer with mixer tap, stainless steel oven with gas hob and canopy extractor over, space for dishwasher, shelving, breakfast bar, tiled splash backs, wood effect floor, space for fridge freezer, plumbing for washing machine, space for dryer, wall mounted central heating boiler, upvc double glazed windows to rear and side aspect and upvc double glazed door leading out to the garden.

First Floor Landing

Loft access with pull down ladder, stripped wooden floor and doors to all first floor rooms.

Bedroom 13'6" max to recess x 11'5" (4.13 max to recess x 3.48)

Two upvc double glazed sash windows to front aspect, feature cast iron fireplace, fitted wardrobes picture rail, wood effect floor, Victorian style radiator and door to en suite shower room.

En Suite Shower Room 8'1" x 4'11" (2.48 x 1.52)

Modern fitted suite comprising large walk in double shower cubicle with inset shower and Crittall style screen, wash hand basin set in vanity unit with mixer tap, low level WC, part tiled walls, tiled effect floor, spot lights, extractor fan, towel rail radiator and upvc double glazed sash window to front aspect.

Bedroom 13'6" max to recess x 11'10" (4.14 max to recess x 3.63)

Upvc double glazed window overlooking the garden, corning, fitted shelving to recess, stripped wooden floor and radiator.

Bedroom 9'3" max in to recess x 8'11" (2.83 max in to recess x 2.74)

Upvc double glazed window overlooking the garden, spot lights, wood effect floor and radiator.

Bathroom 5'6" x 6'9" (1.70 x 2.08)

Three piece suite comprising panel bath with mixer tap, shower attachment over and shower screen, low level WC, wash hand basin set in vanity unit with mixer tap, part tiled walls, tiled effect floor, extractor fan, towel rail radiator and upvc double glazed window to side aspect.

Front Garden

Walled garden laid to shingle with inset shrub and Harlequin tiled pathway leading to the entrance door.

Rear Garden

Larger than average non bisected garden fully enclosed by fencing with Indian sandstone providing ample space for outside table and chairs, side access gate, outside light, outside tap and lawned area with flower and shrub borders.

Agents Note

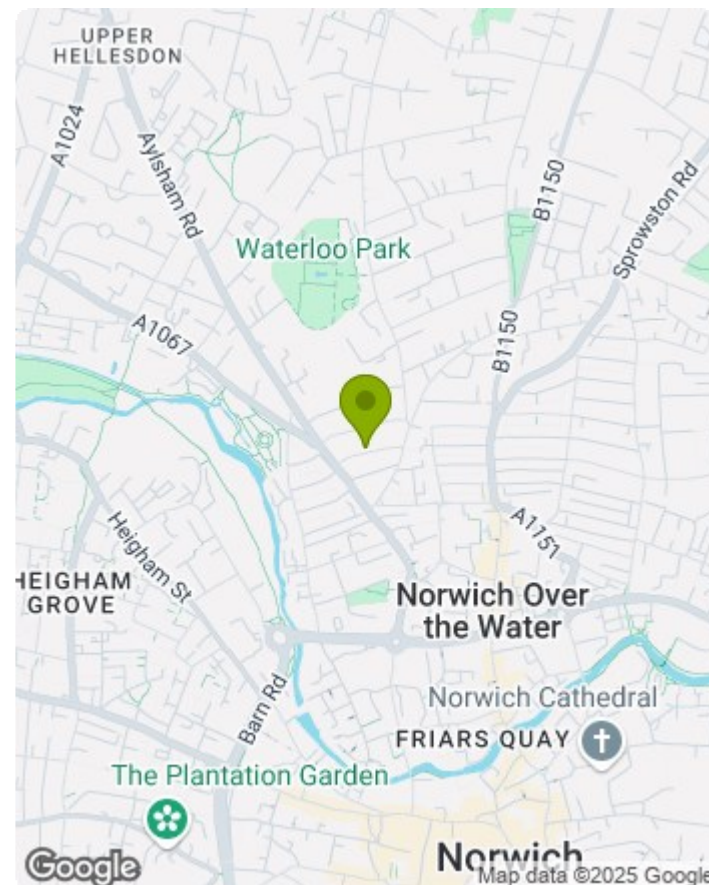
Council Tax Band C
EPC Rating D





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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		
(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	EU Directive 2002/91/EC

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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	EU Directive 2002/91/EC

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