



Grosvenor Road
Norwich, Norfolk NR2 2PZ
Guide Price £500,000 - £525,000

claxtonbird
residential

Grosvenor Road, Norwich, Norfolk NR2 2PZ

*** Guide Price £500,000 - £525,000 *** Nestled on the esteemed Grosvenor Road, this handsome Victorian end-terrace residence offers a delightful blend of period charm and modern living. With accommodation spanning over three storeys, this property boasts an impressive layout with two spacious reception rooms, a kitchen/breakfast room, utility room, four double bedrooms, two cloakrooms and a family bathroom. Throughout the property, you will find a wealth of original features that enhance its character, including elegant sash windows, inviting fireplaces, and intricate mouldings that speak to its Victorian heritage. Outside, you will find a southerly facing low maintenance garden, offering a serene space for al fresco dining during the warmer months. This residence is situated in the highly desirable Golden Triangle area, part of a vibrant community and conveniently close to the city centre of Norwich.

Entrance Hall

Light and welcoming entrance hall with entrance door, stairs to first floor, understairs storage cupboard, stripped wooden floor and radiator.

Sitting Room 12'4 + bay x 12'1 (3.76m + bay x 3.68m)

Sash bay window to front aspect, feature cast iron wood burner with exposed brick surround and tiled hearth, picture rail, cornicing, stripped wooden door and radiator.

Dining Room 12'6 x 10'9 (3.81m x 3.28m)

Window and door to rear aspect, feature fireplace with cast iron grate, tiled hearth and exposed brick and marble surround, picture rail, cornicing and radiator.

Kitchen / Breakfast Room 23'3 x 8'6 (7.09m x 2.59m)

Fitted kitchen comprising a range of base and eye level units with timber block work surfaces over, one and a half bowl stainless steel sink unit, double electric oven with inset gas hob, plumbing for dishwasher, pammant tiled floor, two radiators, three windows to side aspect and door leading out to the garden.

Rear Lobby

Door leading out to the garden.

Cloakroom

Low level WC, wash hand basin, radiator and window to side aspect.

Utility Room

Window to rear aspect, wall mounted gas central heating boiler and plumbing for washing machine.

First Floor Landing

Split level landing with large cupboard and stairs to second floor.

Bedroom 12'2 x 12'0 (3.71m x 3.66m)

Sash window to front aspect, decorative fireplace, built in double wardrobe and radiator.

Bedroom 12'6 x 10'9 (3.81m x 3.28m)

Sash window to rear aspect, decorative cast iron fireplace, built in double wardrobe and radiator.

Bathroom

White suite comprising bath with shower over, wash hand basin set in vanity unit, chrome towel rail and sash window to front aspect.

Bedroom 9'10 x 8'4 (3.00m x 2.54m)

Sash window to rear aspect and radiator.

Cloakroom

Low level WC, wash hand basin and sash window to side aspect.

Second Floor Landing

Bedroom 16'2 max x 11'0 (4.93m max x 3.35m)

Sash window to rear aspect, eaves storage and radiator.

Front Garden

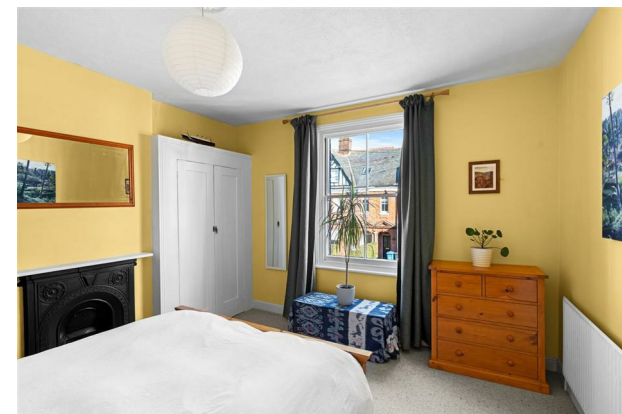
Attractive garden laid predominately to shingle with shrub borders and chequerboard pathway leading to the entrance door.

Rear Garden

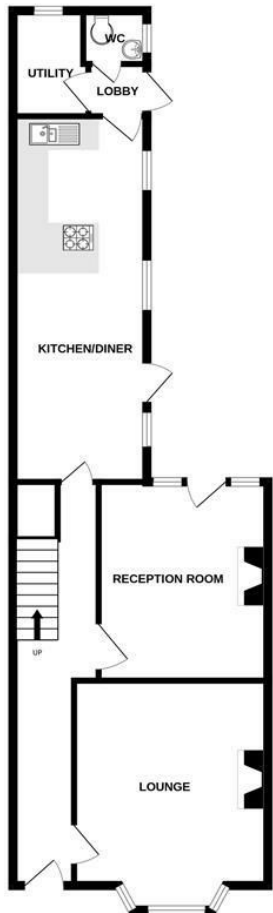
South facing courtyard style garden providing ample space for al fresco dining with garden shed and side access gate.

Agents Note

Council Tax Band D
EPC Rating D



GROUND FLOOR



1ST FLOOR

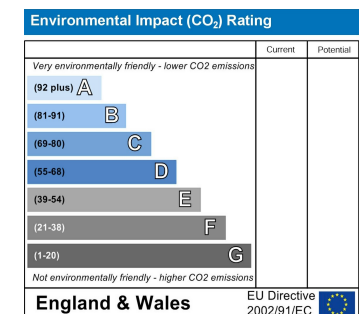
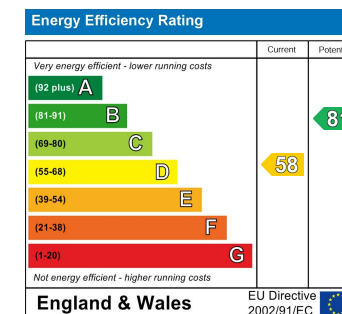
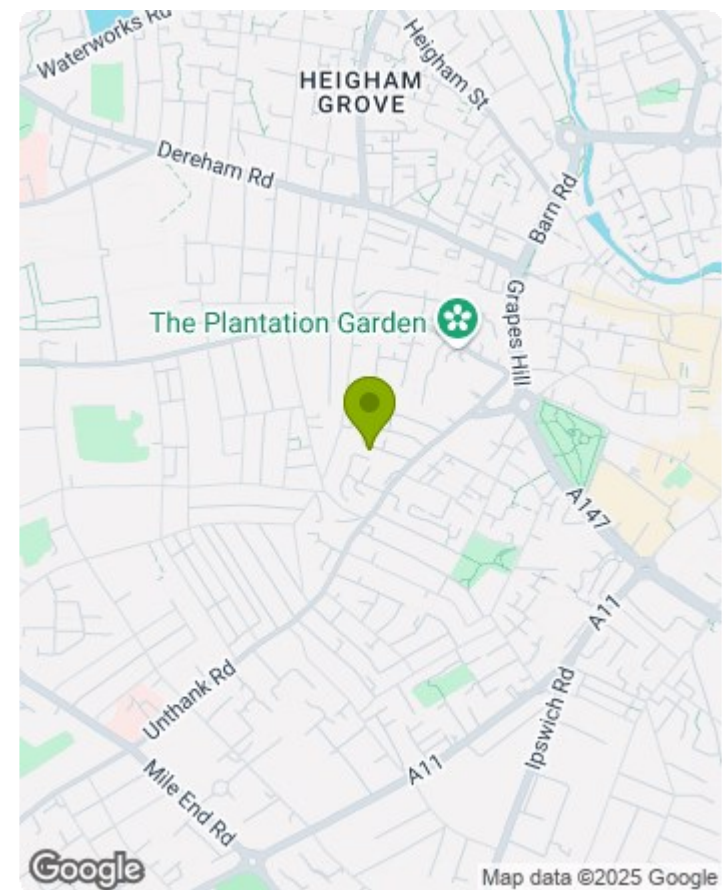


2ND FLOOR



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