



Welsford Road
Norwich, NR4 6QQ
Asking Price £595,000

claxtonbird
residential

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ClaxtonBird are delighted to offer this exceptional extended detached house, situated on the sought after Eaton Rise development, with easy access to the City Centre. This stunning home combines modern elegance with contemporary design, showcasing impeccable finishes throughout. At the heart of the home is the stylish open-plan kitchen/living area, thoughtfully designed with two sets of bi-folding doors that invite the outdoors in, creating a seamless transition to the garden. The ground floor further boasts two inviting reception rooms, a practical utility room, and a convenient shower room, ensuring both comfort and functionality. On the first floor, there are three well-proportioned bedrooms and a modern family bathroom suite. Outside, you will find a west-facing rear garden, which offers a high degree of privacy and provides a peaceful space to enjoy during the warmer summer months.

Entrance Hall

Entrance door, stairs to first floor, under stairs storage cupboard, original parquet floor and radiator.

Sitting Room 15'9 x 11'9 (4.80m x 3.58m)

Double glazed bay window to front aspect, original feature fireplace with tiled surround and hearth, original wooden floor and radiator.

Snug 11'9 x 10'9 (3.58m x 3.28m)

Stripped wooden floor and radiator. Opening to:

Kitchen / Dining Room 22'10 x 12'3 (6.96m x 3.73m)

A stunning room offering an abundance of natural light with underfloor heating. The fitted kitchen comprises a range of base and eye level units with granite work surfaces over, inset one and a half bowl stainless steel sink unit, two built in double electric ovens, inset gas hob, built in fridge freezer, built in dishwasher and two sets of sliding doors leading out to the garden.

Breakfast Area 11'5 x 7'8 (3.48m x 2.34m)

Built in pantry, upright radiator and door to rear hall.

Rear Hall

Door to garage.

Utility Room 13'8 x 8'6 (4.17m x 2.59m)

Comprising a range of base and eye level units with stainless steel sink unit, plumbing for washing machine, space for tumble dryer and wall mounted gas central heating boiler.

Shower Room

Suite comprising shower cubicle, wash hand basin, WC, radiator and double glazed window to side aspect.

First Floor Landing

Loft access and built in airing cupboard.

Bedroom 12'3 into wardrobes x 11'10 (3.73m into wardrobes x 3.61m)

Double glazed window to front aspect, two double wardrobes, fitted overhead storage and radiator.

Bedroom 12'3 x 11'10 (3.73m x 3.61m)

Double glazed window to rear aspect, stripped wooden floor and radiator.

Bedroom 10'2 x 8'9 (3.10m x 2.67m)

Double glazed window to front aspect, built in wardrobe and radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin, WC, heated towel rail and double glazed window to side and rear aspect.

Front Garden

Offering brickweave driveway parking with EV charging point leading to the garage.

Garage 15'7 x 9'1 (4.75m x 2.77m)

Power and lighting.

Rear Garden

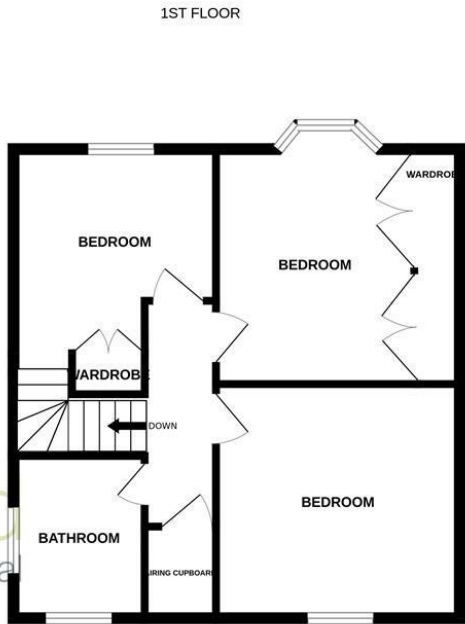
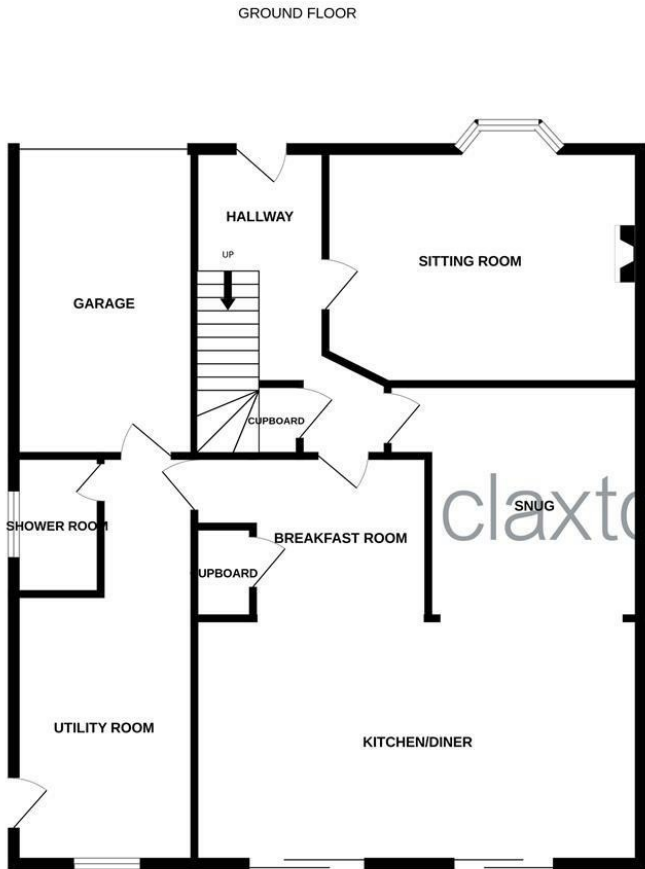
West facing garden laid predominately to lawn with paved patio area, pathway to the rear and numerous trees, plants and shrubs.

Agents Note

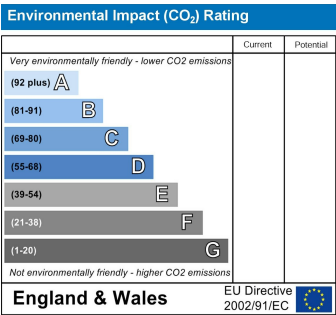
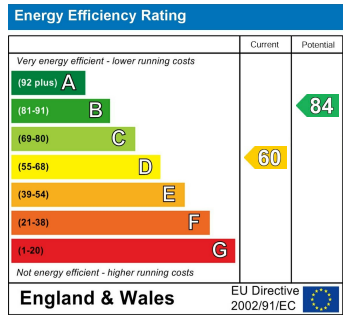
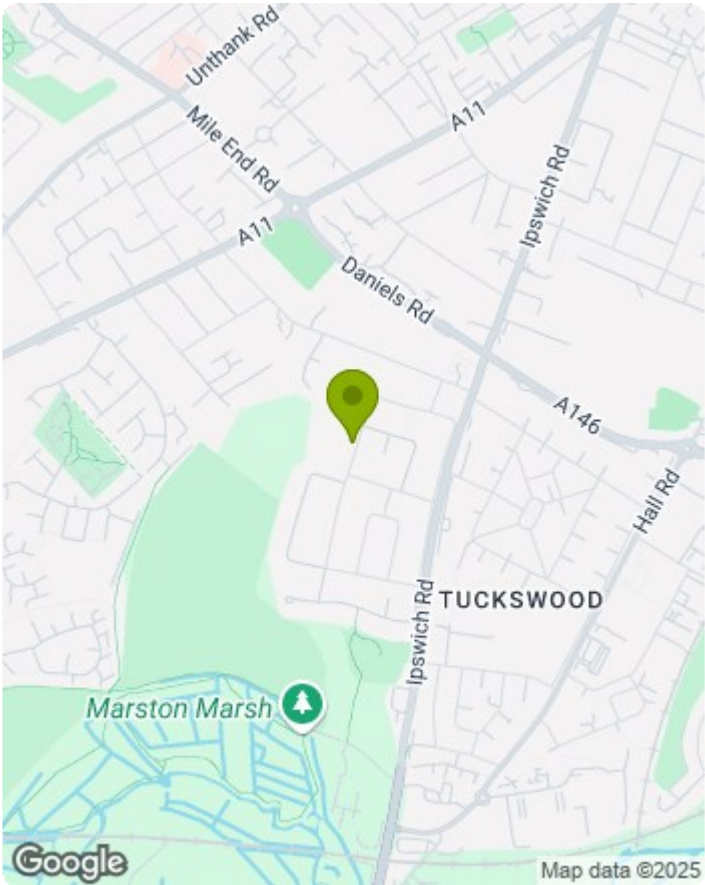
Council Tax Band E

EPC Rating D





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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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.

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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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