



St. Bartholomews Close
Norwich, NR2 4DX
Asking Price £525,000

claxtonbird
residential

St. Bartholomews Close, Norwich, NR2 4DX

Nestled down the charming St. Bartholomews Close, this stunning Victorian semi-detached home offers a delightful blend of character and modern living. The property boasts well-appointed accommodation throughout, featuring two reception rooms, a recently extended garden room, kitchen and cloakroom to the ground floor. On the first floor, there are three bedrooms, dressing room and family bathroom. Outside, the south-west facing garden is a true sun trap, providing an ideal space to enjoy warmer weather. A further standout feature of this home is the off road driveway parking, a rare find in this location. Situated in a peaceful cul-de-sac, residents can enjoy a tranquil atmosphere while still being within close proximity to the vibrant city centre of Norwich. This property is a wonderful opportunity for anyone looking to embrace the charm of a Victorian home while enjoying the benefits of modern conveniences.

Entrance Hall

Victorian style entrance door with two glazed panels, stairs to first floor, under stairs storage cupboard, stripped wooden floor and two radiators.

Sitting Room 12'4 x 13'3 into recess + bay (3.76m x 4.04m into recess + bay)

Double glazed bay window to front aspect, feature cast iron wood burner with marble and slate hearth, picture rail, ceiling rose, stripped wooden floor and radiator.

Dining Room 10'7 x 12'4 (3.23m x 3.76m)

Feature decorative brick fireplace with slate surround, picture rail, cornicing, ceiling rose, stripped wooden floor and French doors leading out to the garden.

Kitchen / Breakfast Area 16'4 x 9'6 (4.98m x 2.90m)

Fitted kitchen comprising a range of matching base and eye level units with granite work surfaces over, one and a half bow stainless steel sink unit with mixer tap, built in double electric oven with inset gas hob and extractor hood over, further built in appliances include fridge freezer, dishwasher and washer/dryer, contemporary upright radiator, gas central heating boiler and windows to side and rear aspect.

Garden Room 14'7 x 13'9 (4.45m x 4.19m)

Double glazed windows and French doors overlooking the garden, wooden floor and radiator.

Cloakroom

WC and wash hand basin.

First Floor Landing

Loft access.

Bedroom 13'4 into recess x 10'6 (4.06m into recess x 3.20m)

Double glazed window to front aspect, picture rail and radiator. Door to:

Dressing Room 10'1 x 5'6 (3.07m x 1.68m)

Double glazed window to front aspect, fitted furniture including wardrobes, overhead storage and chest of drawers, and radiator.

Bedroom 10'6 x 12'6 (3.20m x 3.81m)

Double glazed window to side aspect and radiator.

Bedroom/Study 8'6 + door recess x 9'8 (2.59m + door recess x 2.95m)

Double glazed windows to side and rear aspect, and radiator.

Bathroom

Modern white suite comprising bath with shower over, pedestal wash hand basin, WC, cupboard housing the gas central heating boiler, part tiled walls and double glazed window to rear aspect.

Front Garden

Paved garden with plant and shrub borders leading to a shingle driveway parking area for two vehicles at the side of the property.

Rear Garden

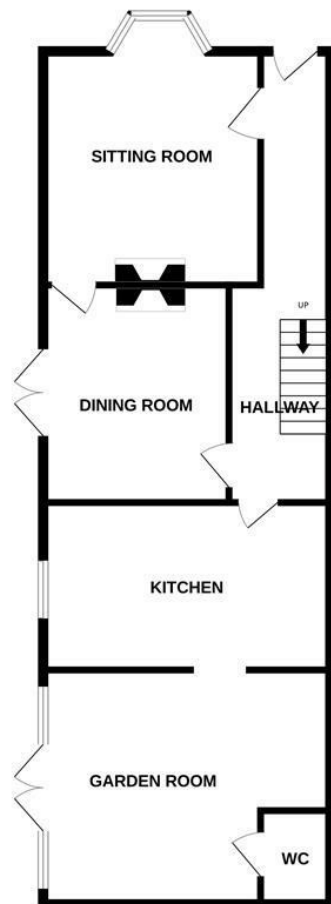
South-West facing garden enclosed by wall and fencing and laid predominately to lawn with numerous plant and shrub borders, two patio areas providing outside seating areas and a large timber shed.

Agents Note

Council Tax Band C

The property is 'Locally Listed' with Norwich City Council.

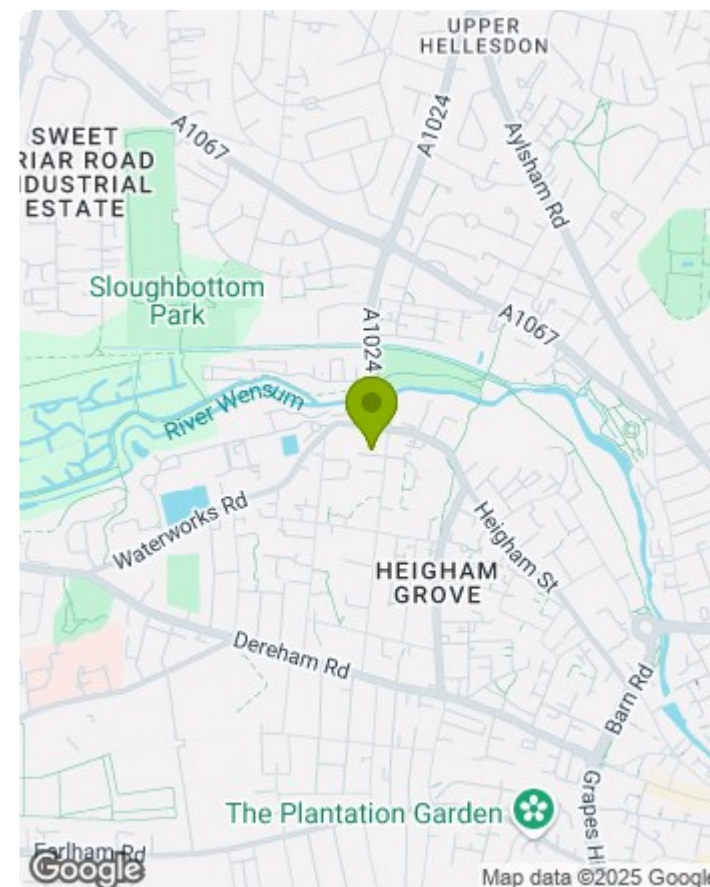




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002

Email: norwich@claxtonbird.co.uk

www.claxtonbird.co.uk

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