



Ella Road
Norwich, NR1 4BS
Guide price £290,000

claxtonbird
residential

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ClaxtonBird are delighted to offer this charming hall entrance terrace house, situated in a sought-after location within close proximity to the City Centre. The current owners have completed various works to the property, including a newly fitted kitchen, bathroom and shower room. In brief, the accommodation comprises an entrance hall, sitting room, dining room, kitchen, utility and shower room to the ground floor. On the first floor there are two generous bedrooms off the landing, with one having an en suite and stunning far-reaching views over the city. One of the standout features of this home is the south-facing non-bisected garden, offering a private outdoor retreat to enjoy. With stunning walks into the city centre along the picturesque river and past the iconic cathedral, the location of this property is truly exceptional.

Entrance Hall

Entrance door, stairs to first floor, picture rail, cornicing, coving, original stripped wooden floor and Victorian style radiator.

Sitting Room 10'9 + bay x 9'9 (3.28m + bay x 2.97m)

Double glazed bay fronted window to front aspect with fitted shutters, decorative cast iron fireplace with tiled hearth and wooden surround, picture rail, ceiling rose, original stripped wooden floor and radiator.

Dining Room 13'5 x 11'1 (4.09m x 3.38m)

Light and spacious room with double glazed window to rear aspect, understairs storage cupboard, picture rail, ceiling rose, stripped wooden floor and radiator.

Kitchen 7'10 x 7'10 (2.39m x 2.39m)

Newly fitted kitchen comprising a range of matching base units with a composite work surface over, inset one and a half bowl sink unit with mixer tap, free-standing electric oven, built in fridge freezer, built in dishwasher, herringbone LTV flooring and under plinth heaters.

Utility Area

Fitted units with built-in washing machine, under plinth heating and herringbone LVT floor.

Shower Room

Suite comprising Victorian style rainfall shower, wash hand basin and built in WC.

First Floor Landing

Bedroom 13'5 x 10'8 (4.09m x 3.25m)

Double glazed window to front aspect, built in wardrobe, picture rail, loft access and radiator.

Bedroom 13'6 x 11'2 (4.11m x 3.40m)

Double glazed window to rear aspect and Victorian style radiator. Door to:

En Suite

Contemporary suite comprising bath with Victorian rainfall shower over, pedestal wash hand basin, WC, cupboard housing the gas central heating boiler, Victorian style radiator and double glazed window to rear aspect with fitted shutters.

Front Garden

Traditional terrace style garden laid predominantly to shingle with mature hedging and chequerboard tiled pathway leading to the entrance door.

Rear Garden

Fully enclosed south-facing garden with patio area providing an outdoor seating area, plant and shrub borders, and side access gate.

Agents Note

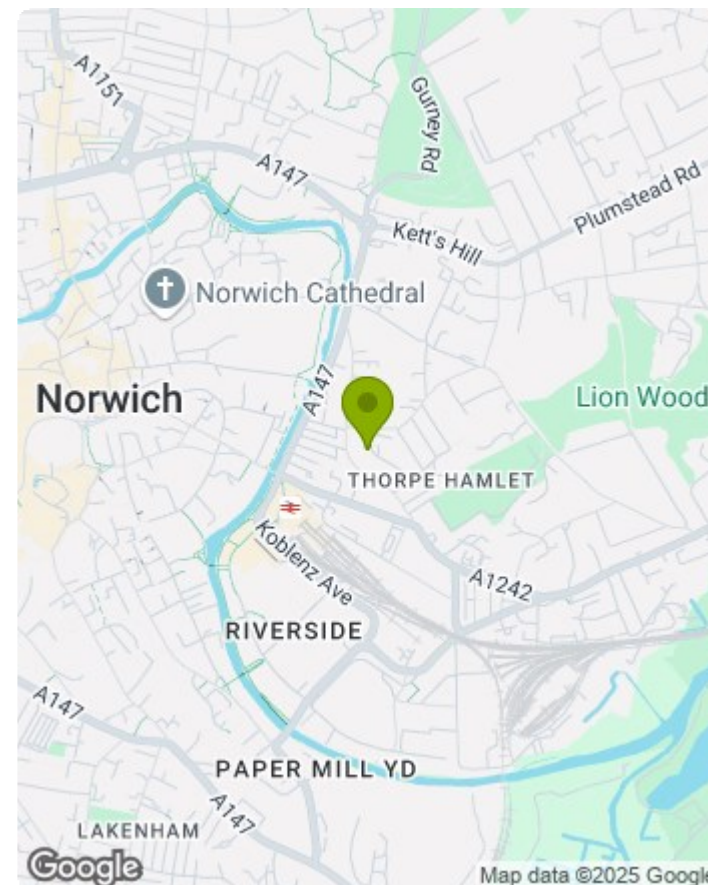
Council Tax Band A

The property is within walking distance to Norwich train station.

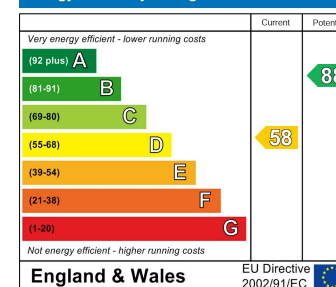
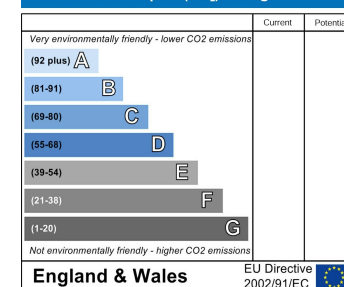




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Environmental Impact (CO₂) Rating

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