



Coslany Street
Norwich, NR3 3DT
Guide Price £475,000

claxtonbird
residential

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ClaxtonBird are delighted to present this central three-storey townhouse, ideally situated just a stone's throw from a vibrant array of shops, restaurants, and bars. This property showcases immaculate and adaptable living spaces throughout, featuring an inviting entrance hall, a convenient cloakroom, a versatile study/bedroom, and a practical utility room on the ground floor. As you ascend to the first floor, you'll be captivated by the bright sitting room with elegant French doors opening to a charming Juliet balcony. The standout feature of this home is the exquisite kitchen/dining area, equipped with bespoke fitted cabinetry and luxurious Corian work surfaces, making it an ideal space for entertaining. On the second floor, the master bedroom boasts its own en suite bathroom, offering a private retreat, along with two additional well-proportioned bedrooms and family bathroom off landing. Outside, you'll find a brickweave driveway for one car leading to the garage at the front, while the rear features a well stocked enclosed garden, providing a sanctuary in the heart of the city. This property perfectly balances urban convenience with a serene atmosphere. Offered for sale with no onward chain.

Entrance Hall

Part glazed entrance door, stairs to first floor, under stairs storage cupboard, further storage cupboard, tiled floor, radiator and personal door to garage.

Cloakroom

Low level WC, pedestal wash hand basin, splash back, tiled floor, extracator fan and radiator.

Study / Bedroom 9'4" x 9'7" (2.86 x 2.93)

Double glazed window to rear aspect, wood effect floor and radiator.

Utility Room 6'5" x 5'8" (1.97 x 1.75)

Wall and base units with solid block wood work surface over, butler sink with mixer tap, plumbing for washing machine, tiled splash backs, tiled floor, spot lights, floor standing central heating boiler, radiator and double glazed door leading out to the garden.

First Floor Landing

Stairs to second floor and radiator.

Sitting Room 17'7" max x 15'8" (5.38 max x 4.78)

Double glazed window to rear aspect, open fireplace with tiled inset, marble hearth and wood surround, two radiators and double glazed French doors to Juliet balcony.

Open Plan Kitchen/Dining Room 12'7" max x 15'6" (3.84 max x 4.74)

Kitchen

Bespoke fitted kitchen comprising wall and base units with corrian worktop and upstands over, one and a half bowl stainless steel sink drainer with mixer tap, gas Range cooker with extractor over, built in dishwasher, built in fridge freezer, part tiled splashback, chrome sockets, spot lights, engineered oak wooden floor and sash window to front aspect. Open to:

Dining Area

Double glazed sash window to front aspect, ample space for dining table and chairs, spot lights, engineered oak wooden floor and radiator.

Second Floor

Loft access, airing cupboard with shelving and doors to all second floor rooms.

Master Bedroom 12'11" max into recess x 15'7" max (3.95 max into recess x 4.76 max)

Two double glazed windows to rear aspect, two built in wardrobes and two radiators. Door to:

En Suite Shower Room 5'10" x 6'4" (1.78 x 1.95)

Modern fitted suite comprising large double walk-in shower cubicle with inset mixer shower, wash hand basin set in vanity unit with mixer tap, low level WC, part panelled walls, wood effect floor, extractor fan, spotlights, and towel rail radiator.

Bedroom 9'3" x 8'8" (2.83 x 2.65)

Double glazed sash window to front aspect, built in storage cupboard and radiator.

Bedroom 9'4" x 6'5" (2.86 x 1.96)

Sash window to front aspect with fitted shutters and radiator.

Bathroom 6'4" max x 7'6" max (1.94 max x 2.31 max)

Three piece suite comprising panel bath with mixer tap, shower attachment and separate overhead shower, low level WC, wash hand basin, part tiled walls, tiled floor, extractor fan and chrome towel rail radiator.

Front Garden

Brickweave driveway parking for one car leading to the garage and pathway leading to the entrance to door.

Garage 8'3" x 17'7" (2.52 x 5.37)

Electric up and over door, power, light, storage cupboards and personal door leading into the accommodation.

Rear Garden

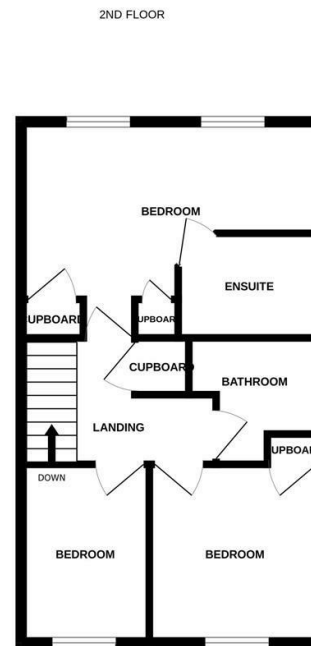
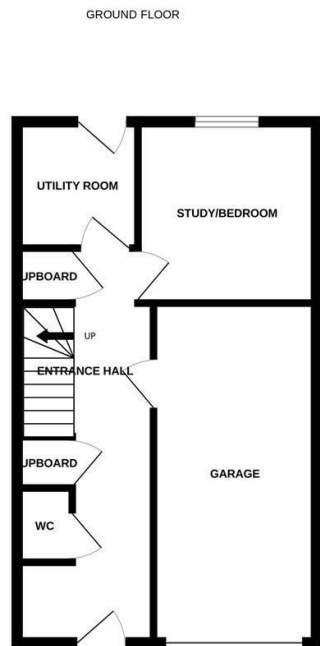
Fully enclosed by fencing with an inset brick patio offering ample space for an outside seating area, a variety of flower, shrub and hedge borders, outside tap, outside light and rear access gate to alleyway.

Agents Note

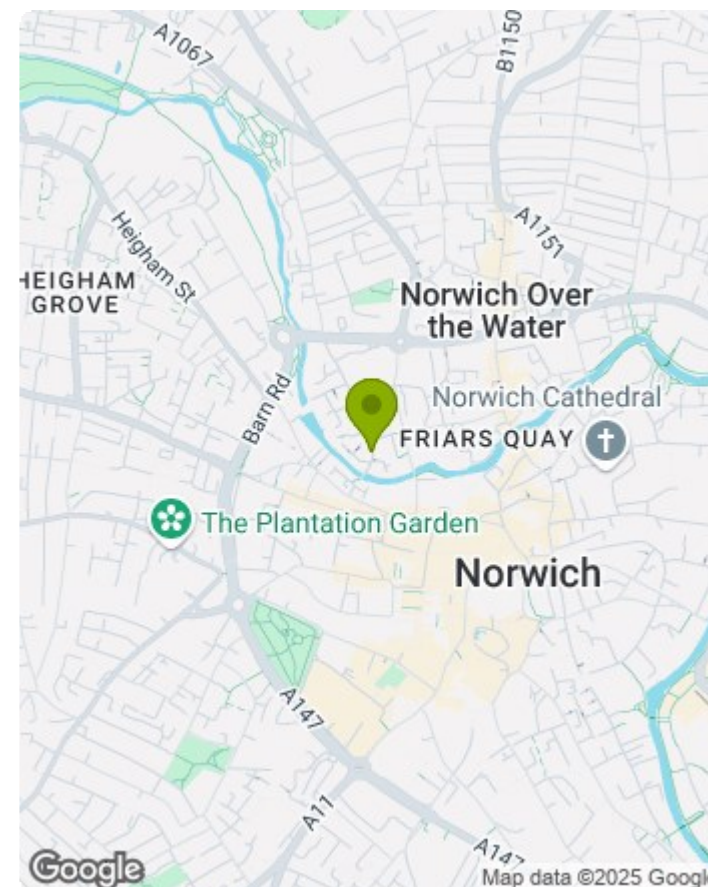
Council Tax Band E

The property is Freehold with a management charge of approximately £300 per annum, covering the maintenance of communal areas on the development.





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	72	
(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	

Environmental Impact (CO ₂) 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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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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