



**Kingsley Road**  
**Norwich, NR1 3RB**  
**Guide Price £550,000 - £575,000**

**claxtonbird**  
residential



## Kingsley Road, Norwich, NR1 3RB

\*\*\* Guide Price £550,000 - £575,000 \*\*\* ClaxtonBird are pleased to present this exquisite Victorian mid-terrace house, located in a prime position within walking distance of Norwich city centre. The property's attractive facade is ideal for those looking for a home that combines timeless character with modern living. Inside, the house offers spacious accommodation, featuring a breathtaking open-plan kitchen and dining room at the heart of the home. The ground floor also includes a bay-fronted sitting room and a shower room. As you move to the first floor, you will find three bedrooms and a family bathroom off the landing, with an additional staircase leading to the second floor. The master bedroom suite on the second floor is a standout feature, providing a peaceful retreat complete with a spacious walk-in wardrobe and an en suite bathroom. Outside, you'll discover a secluded south-facing walled garden, along with the unique advantage of having a garage—a valuable asset in such a central location. Early viewing is highly recommended.

### Entrance Hall

Bright and spacious entrance hall with entrance door with original stained glass window and fan light above, stairs to first floor, newly stripped wooden floor, two Victorian style radiators and door to cellar.

### Sitting Room 12'9 x 11'10 + bay (3.89m x 3.61m + bay)

Original sash bay window to front aspect, living flame coal effect gas fire with cast iron hearth, display shelving and cupboards to recesses, newly stripped wooden floor and radiator.

### Dining Room / Family Room 19'2 x 19'3 max 15'7 min (5.84m x 5.87m max 4.75m min)

Newly installed double glazed French doors leading out to the garden, two original fireplaces with cast iron grates and decorative tiled inserts, newly stripped wooden floor, high ceilings with ornate coving and three Victorian style radiators. Open to:

### Kitchen 15'1 x 6'9 (4.60m x 2.06m)

Fitted kitchen comprising a range of matching base and eye level units with timber block work surfaces over, inset single drainer stainless steel sink unit with mixer tap, freestanding dual fuel Range cooker with Siemens extractor hood over, steel splashback, plumbing for washing machine and dishwasher, space for upright fridge freezer, space for tumble dryer, newly stripped wooden floor, radiator, two double glazed windows to side aspect and newly installed double glazed door opening out to the garden.

### Shower Room

Suite comprising shower cubicle with electric shower over, wall mounted wash hand basin, WC, fully tiled walls, tiled floor, heated towel rail radiator and double glazed window to rear aspect.

### Cellar 11'9 x 5'8 (3.58m x 1.73m)

Power and light.

### First Floor Landing

Stairs to second floor.

### Bedroom 11'9 + bay x 11'7 (3.58m + bay x 3.53m)

Original sash bay window to front aspect, newly fitted wardrobes and two Victorian style radiators.

### Bedroom 14'9 x 10'6 (4.50m x 3.20m)

Secondary glazed sash window to rear aspect, built in cupboard, decorative cast iron fireplace and radiator.

### Bedroom 15'0 x 8'1 (4.57m x 2.46m)

Double glazed sash window to rear aspect, decorative cast iron fireplace and radiator.

### Family Bathroom

White suite comprising bath with shower over, built in wash hand basin with mixer tap, WC, tiled floor, heated towel rail and sash window to front aspect.

### Second Floor Landing

Eaves storage cupboard.

### Bedroom 13'10 x 15'0 into eaves restricted head height (4.22m x 4.57m into eaves restricted head height)

Three Velux style windows to rear aspect and radiator.

### Walk In Wardrobe

Hanging rails, shelving and cupboard housing the boiler and hot water cylinder.

### En Suite

Suite comprising shower cubicle with electric shower over, wash hand basin set in vanity unit with mixer tap, WC, tiled walls, tiled floor, chrome towel rail and door to eaves storage.

### Front Garden

Traditional terrace-style garden laid to shingle with pathway and steps leading to the entrance door.

### Rear Garden

Secluded south-facing walled garden laid to artificial lawn with plant and shrub borders and access gate leading to a shingled area with en bloc garage.

### Agents Note

Council Tax Band D

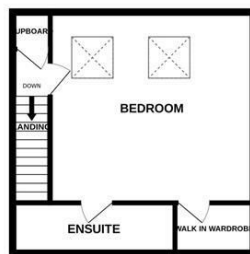
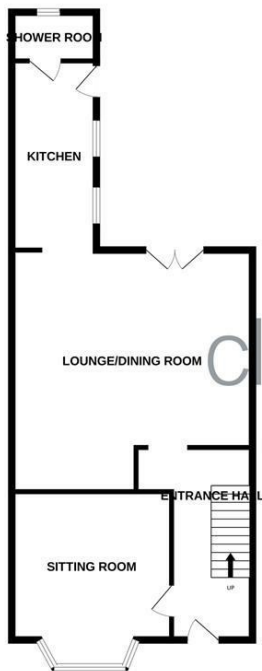
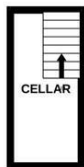


BASEMENT LEVEL

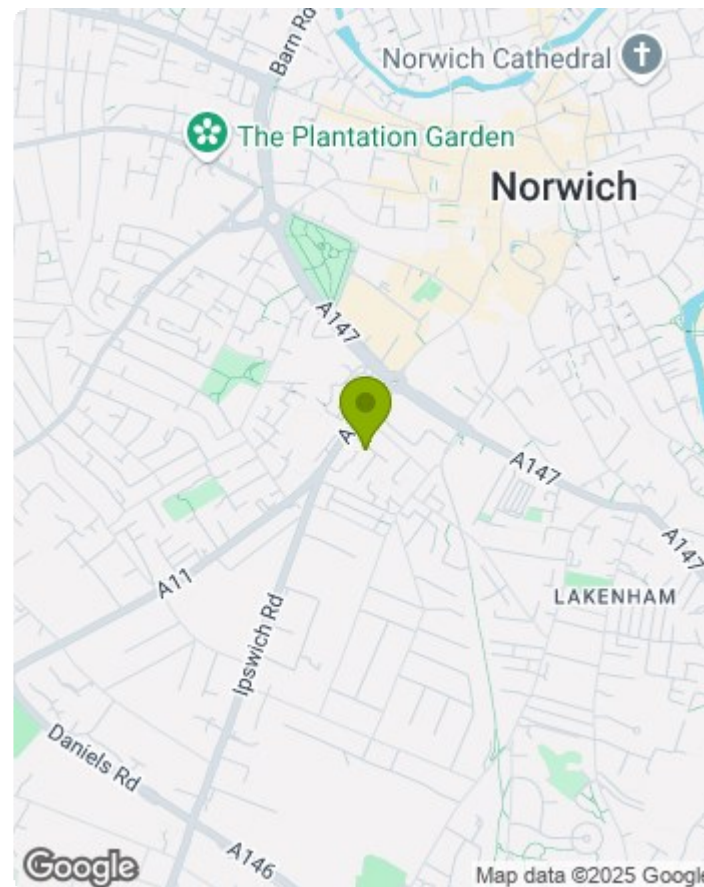
GROUND FLOOR

1ST FLOOR

2ND FLOOR



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	70	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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