



Sandringham Road  
Norwich, NR2 3RY  
**Guide Price £425,000**

claxtonbird  
residential



## Sandringham Road, Norwich, NR2 3RY

\*\*\* Launch Event Saturday 17th May - Strictly By Appointment Only \*\*\* Nestled in the sought-after Golden Triangle area of Norwich, this charming three-storey hall entrance terraced house offers the opportunity to acquire a family home filled with character. Upon entering, you will find a light and spacious bay fronted sitting room with feature decorative fireplace and unique archways overlooking the dining room. Completing the ground floor accommodation is the garden room, modern fitted kitchen, utility room and shower room. On the first there are two bedrooms and bathroom off landing, with staircase leading to a further bedroom and dressing room. The property well presented throughout, offering potential for the new owners to infuse their personal style and make their mark. Early viewing is highly recommended.

### Entrance Hall

Entrance door, stairs to first floor, under-stairs study area and stripped wooden floors.

### Sitting Room 12'9 x 12'8 + bay (3.89m x 3.86m + bay)

Double glazed bay window to front aspect, decorative fireplace, picture rail, cornicing, two open archways overlooking the dining room, stripped wooden floor and radiator.

### Dining Room 11'7 x 10'1 (3.53m x 3.07m)

Two built-in storage cupboards to recess, cornicing, ceiling rose, stripped wooden floor and radiator.

### Garden Room

Glass ceiling, pamment tiled floor, radiator and French doors opening out to the garden.

### Kitchen 8'8 x 8'4 (2.64m x 2.54m)

Fitted kitchen comprising a range of base and eye level units with work surfaces over, inset one and a half bowl single drainer stainless steel sink unit with mixer tap and built in double electric oven with inset stainless gas ring hob.

### Utility Area

Overhead storage cupboards, plumbing for washing machine, space for upright fridge freezer and double glazed door leading out to the garden.

### Shower Room

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

### First Floor Landing

Stairs to second floor, display shelving and radiator.

### Bathroom

White suite comprising bath with telephone style mixer tap, pedestal wash hand basin, WC, part tiled walls, cupboard housing the gas central heating boiler, chrome towel rail and double glazed window to side aspect.

### Bedroom 16'7 x 12'8 (5.05m x 3.86m)

Two double glazed windows to front aspect and radiator.

### Bedroom 11'7 into wardrobes x 10'6 (3.53m into wardrobes x 3.20m)

Double glazed window to rear aspect, two built-in wardrobes to chimney recess, and radiator.

### Second Floor Landing

Double glazed window to rear aspect.

### Bedroom 10'5 x 13'2 (3.18m x 4.01m )

Window to rear aspect and radiator.

### Dressing Room

Fitted shelving and access to eaves storage.

### Front Garden

Traditional terrace style gardens with gated pathway leading to the entrance door.

### Rear Garden

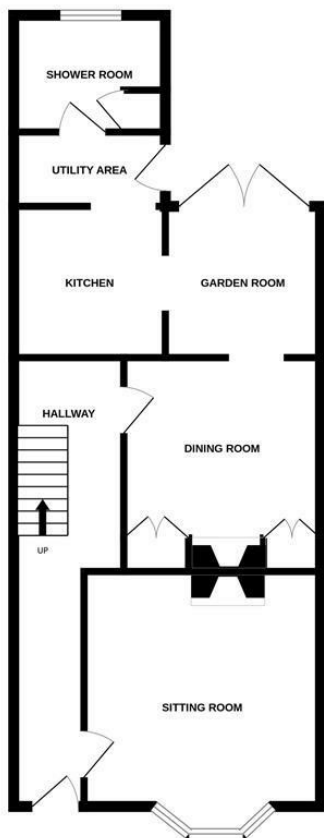
Enclosed garden with patio area providing an outdoor seating area, lawned area with various plant and shrub borders, and gated rear access to St Philips Road.

### Agents Note

Council Tax Band C



GROUND FLOOR



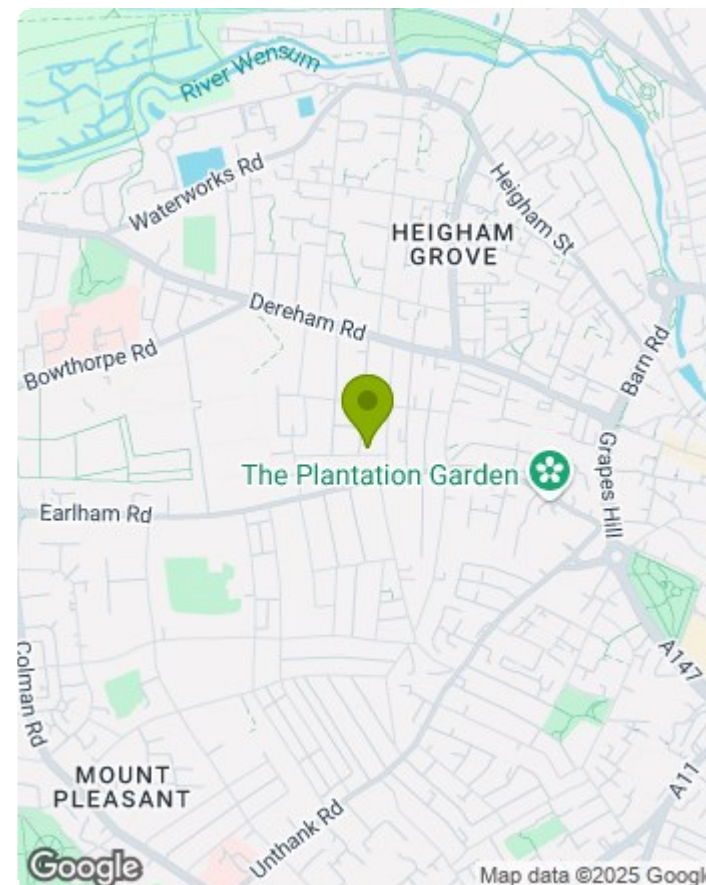
1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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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