



Merton Road  
Norwich, NR2 3TT  
**Guide price £400,000**

claxtonbird  
residential



**Merton Road, Norwich, NR2 3TT**

\*\*\* Guide Price £400,000 - £425,000 \*\*\* Nestled on Merton Road in the charming city of Norwich, this delightful house offers a perfect blend of traditional elegance and modern comfort. Having been sympathetically renovated by the current vendors, the property retains many of its original features while incorporating contemporary finishes that enhance its appeal. Spanning three floors including a useful cellar, this bright and spacious home boasts two inviting reception rooms, ideal for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for family living. One of the standout features of this property is the secluded garden, a perfect retreat for outdoor entertaining or simply enjoying a quiet moment. The garden space offers a wonderful opportunity to create your own personal oasis and the three garages could be developed (STPP). Freshly decorated throughout, this home serves as a blank canvas, allowing you to infuse your own style and personality into the space. Situated within catchment for excellent local schools, including Recreation Road Infant and Avenue Junior School, making it an ideal family home.

**Entrance Hall**

Entrance door, stairs to first floor, stairs to cellar and stripped wooden floor .

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

Sash bay windows to the front and side aspect, decorative cast iron fireplace, stripped wooden floors and two column radiators.

**Study/Bedroom Four 11'4" x 9'9" + bay (3.45m x 2.97m + bay)**

Sash window overlooking the garden, stripped wooden floors and column radiator.

**Dining Room 12'9" x 8'4" (3.89m x 2.54m)**

Sash window to the front aspect, radiator and stable door to garden.

**Kitchen 10'7" x 8' (3.23m x 2.44m)**

Newly fitted kitchen comprising a range of base and eye level units with work surfaces over, inset butler sink, built in electric oven with inset gas hob, built in fridge/freezer and wine cooler, and two windows to front aspect. Door to:

**Utility Room**

**First Floor Landing**

Doors to all bedrooms and shower room.

**Bedroom One 12'9" x 12' (3.89m x 3.66m)**

Newly installed double glazed sash windows to the front and side aspect, stripped wooden floors and radiator.

**Bedroom Two 11'4" into robes x 9'9" (3.45m into robes x 2.97m )**

Newly installed double glazed sash windows to front aspect, two built in wardrobes and radiator.

**Bedroom Three 12'9" x 8'4" (3.89m x 2.54m)**

Newly installed double glazed sash window to front aspect, double glazed window to side aspect and radiator.

**Shower Room**

Newly installed suite comprising of shower cubicle, hand wash basin, WC, radiator and double glazed window to front aspect.

**Outside**

The front garden is laid to lawn with mature hedge borders, whilst the rear courtyard garden is paved and enclosed by fencing. There is also the added benefit of three garages, with one having power and lighting and serves as a workshop.

**Agents Note**

Council Tax Band C



BASEMENT



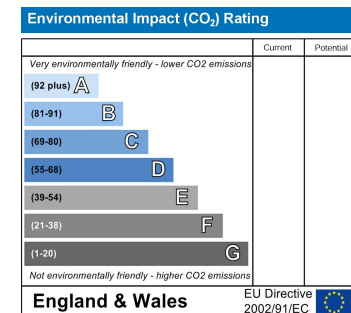
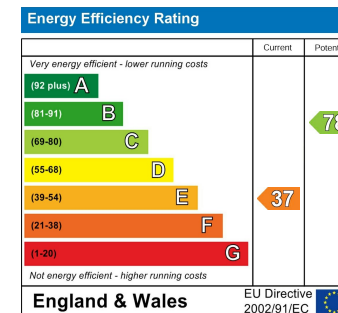
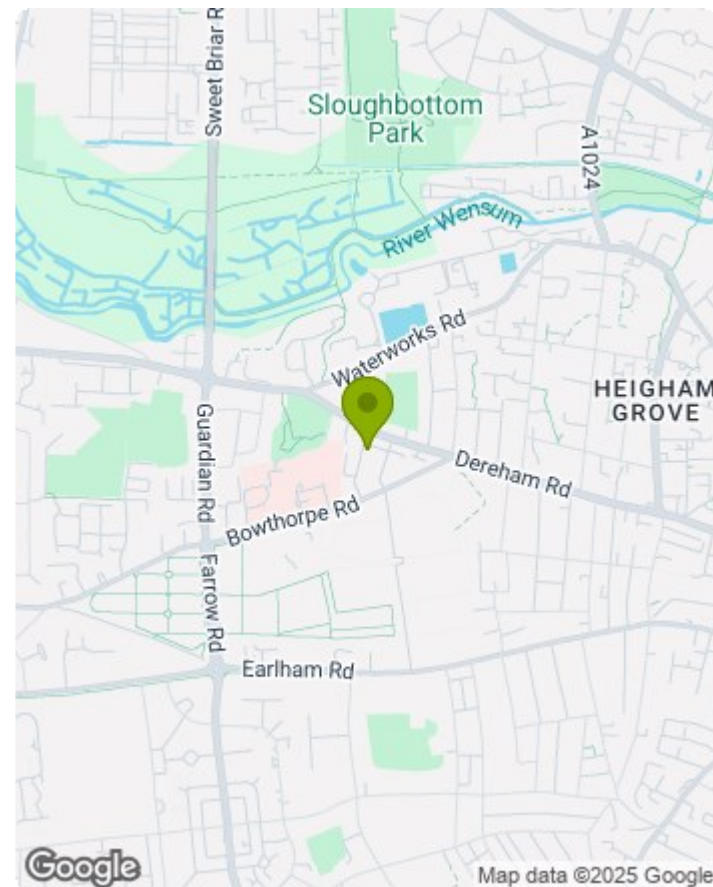
GROUND FLOOR



1ST FLOOR



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