



Newmarket Road
Norwich, NR4 6SZ

Offers in the region of £450,000

claxtonbird
residential

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ClaxtonBird are delighted to present this stunning detached family home, positioned on the desirable Newmarket Road, within easy access to the City Centre and a wide range of local amenities including good local schools for all ages. The property blends modern elegance with practical living, offering a sleek German fitted kitchen at the heart of the home, fully equipped with stylish cabinetry and high-end integrated appliances. Completing the ground floor accommodation is the bay fronted sitting room with feature cast iron multi-fuel burner, dining room and a practical cloakroom. On the first floor you will find three well-proportioned bedrooms, one with an en-suite, separate family bathroom and cloakroom off landing. The exterior features a large front garden with driveway parking and mature hedging, and a charming paved courtyard garden at the rear. The property is offered for sale with no onward chain and early viewing is highly recommended.

Entrance Hall

Entrance door, stairs to first floor, under-stairs storage cupboards and radiator.

Sitting Room 13'10 x 10'10 + bay (4.22m x 3.30m + bay)

Bay window to front aspect, double glazed window to side aspect, cast iron multi-fuel burner with stone hearth, and radiator.

Dining Room 12'9 x 9'4 (3.89m x 2.84m)

Double glazed window to side aspect and radiator.

Cloakroom

WC, wash hand basin with mixer tap and storage cupboard beneath, upright towel rail and double glazed window to side aspect.

Kitchen 13'9 x 8'5 (4.19m x 2.57m)

Modern fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset single drainer sink unit with mixer tap, built in double oven with induction hob and extractor hood over, built in appliances including washing machine, dishwasher and fridge freezer, low level kickboard spot lights, tiled floor, contemporary upright radiator and patio doors opening out to the garden.

First Floor Landing

Double glazed window to side aspect, loft access and radiator.

Bedroom 12'5 into wardrobes x 10'11 (3.78m into wardrobes x 3.33m)

Windows to front and side aspect, range of fitted wardrobes with mirrored sliding doors, and radiator.

Bedroom 10'9 x 11'9 (3.28m x 3.58m)

Double glazed window to side aspect and radiator. Door to:

En Suite

Modern suite comprising large shower cubicle with rainfall shower, pedestal wash hand basin, WC, upright towel rail and double glazed window to side aspect.

Bedroom 8'7 x 8'0 (2.62m x 2.44m)

Double glazed window to rear aspect and radiator.

Bathroom

Suite comprising bath with mixer tap, pedestal wash hand basin, towel rail, upright radiator and double glazed window to side aspect.

Cloakroom

WC, wash hand basin with mixer tap and storage beneath, radiator and double glazed window to side aspect,

Front Garden

The property offers a large frontage with lawned areas bordered with hedging and gated driveway parking for several vehicles.

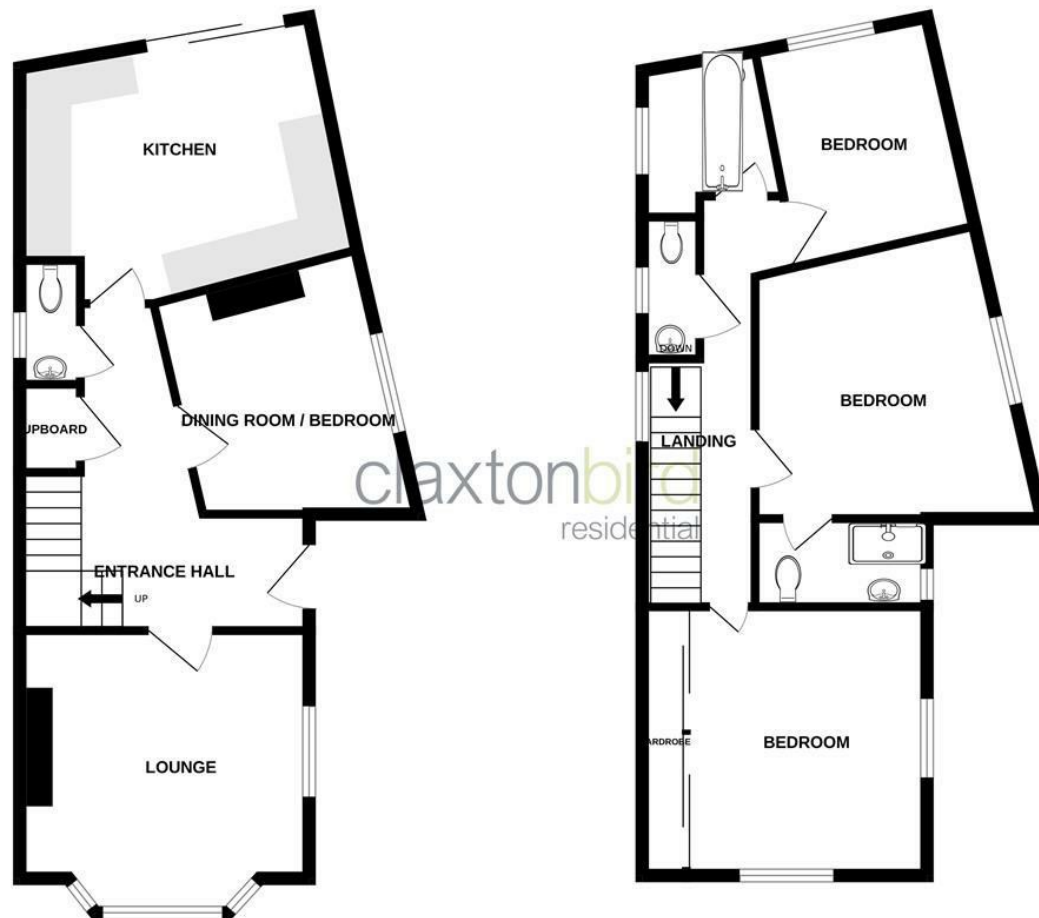
Rear Garden

Low maintenance garden enclosed by fencing and laid to patio.

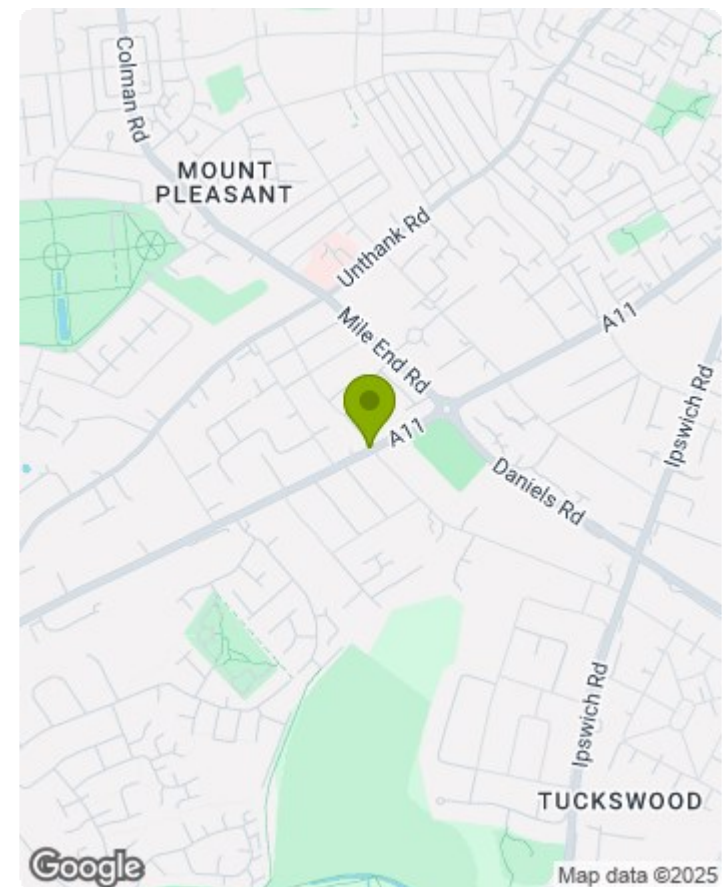
Agents Note

Council Tax Band E





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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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