



Warwick Street
Norwich, NR2 3LD
Guide Price £325,000

claxtonbird
residential

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*** Launch Event Saturday 24th May - Strictly By Appointment Only *** Nestled in the highly regarded Golden Triangle area of Norwich, this charming mid-terrace house offers a delightful blend of modern comfort and period elegance. With two well-proportioned reception rooms, this property is perfect for both entertaining guests and enjoying quiet evenings at home. The modern fitted kitchen is a standout feature, thoughtfully designed to meet the needs of contemporary living. Upstairs, the property boasts two spacious bedrooms and a further box bedroom, providing ample space for residents. Throughout the house, you will find beautifully and thoughtfully decorated interiors that reflect a keen eye for detail, complemented by some period features that pay homage to the property's original era. The low-maintenance courtyard garden offers a serene outdoor space, perfect for enjoying a morning coffee or unwinding after a long day. Situated within easy access to a range of local amenities and the vibrant city centre, this property is ideal for those seeking a harmonious balance of urban convenience and residential charm.

Sitting Room 36'1" x 19'8" into recess x 36'1" x 9'10" (11'6 into recess x 11'3)

Bright and airy reception room with entrance door, double glazed window to front aspect, feature exposed brick fireplace with tiled hearth, period features including cornicing, ceiling rose and stripped wooden doors, and radiator.

Inner Lobby

Stairs to first floor and door to dining room.

Dining Room 11'6 x 11'3 (3.51m x 3.43m)

Spacious reception room with decorative cast iron fireplace, under stairs storage cupboard, radiator, door leading out to the garden and doorway to kitchen.

Kitchen 11'2 x 6'4 (3.40m x 1.93m)

Modern fitted kitchen comprising base units with work surfaces over, inset single drainer stainless steel sink unit with mixer tap, built in electric oven with inset gas hob and extractor hood over, wall mounted gas central heating boiler, space for upright fridge freezer, plumbing for washing machine, double glazed window to side aspect and door to bathroom.

Bathroom

Modern white suite comprising bath with shower over, pedestal wash hand basin, WC, heated towel rail and double glazed window to side aspect.

First Floor Landing

Bedroom 11'6 max x 11'4 (3.51m max x 3.45m)

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

Bedroom 11'7 max into recess x 11'4 (3.53m max into recess x 3.45m)

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

Bedroom 11'2 x 6'4 (3.40m x 1.93m)

Double glazed window to rear aspect and radiator.

Front Garden

Traditional terrace style walled front garden with shrub borders and pathway leading to the entrance door.

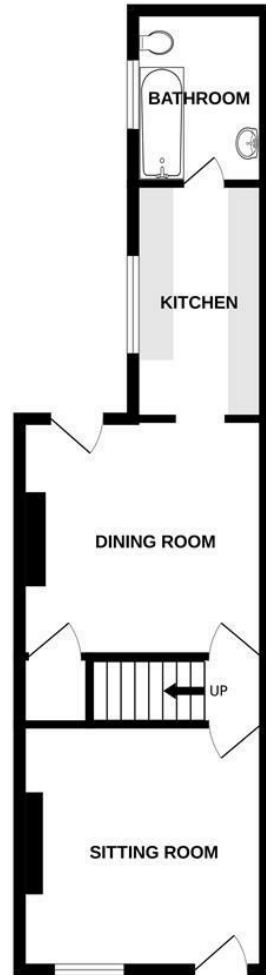
Rear Garden

Enclosed low-maintenance courtyard garden with outbuilding housing the original WC.

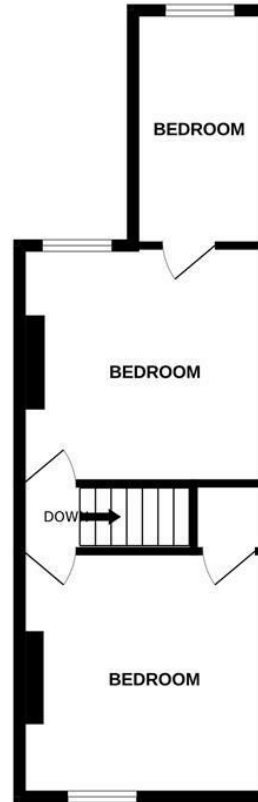
Agents Note

Council Tax Band - TBC

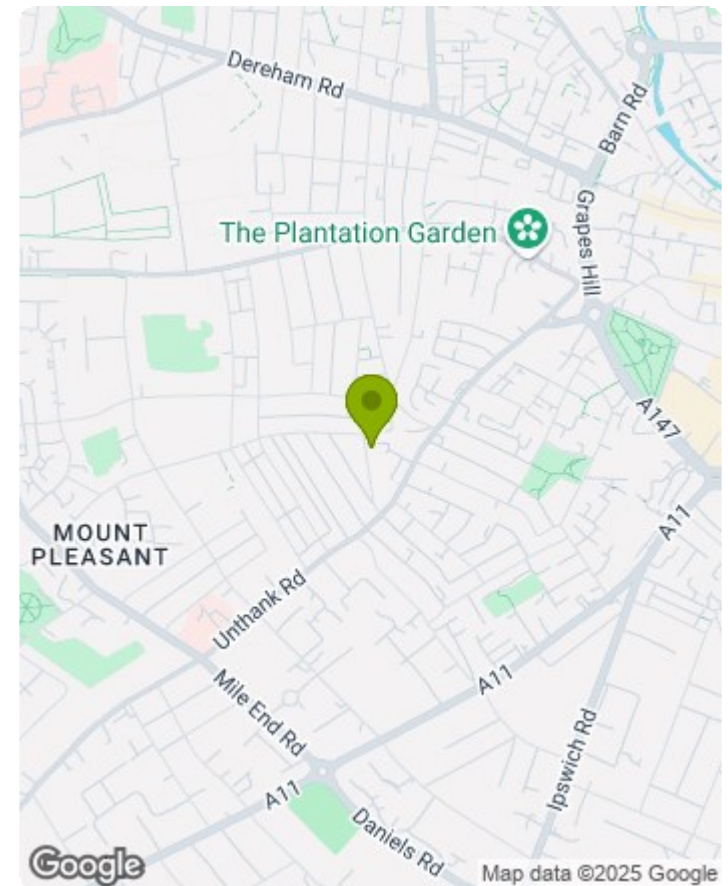




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		
(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	

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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	

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- 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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