



Essex Street  
Norwich, NR2 2BL  
**Asking Price £725,000**

claxtonbird  
residential



## Essex Street, Norwich, NR2 2BL

ClaxtonBird are delighted to offer the opportunity to acquire this beautifully renovated end-terrace house, situated on a picturesque street within the sought-after Golden Triangle area of Norwich. Finished to a high standard throughout, the property seamlessly blends modern living with timeless elegance, creating a stunning residence set within a vibrant community. As you step inside, you are greeted by a welcoming sitting room with bi-folding doors effortlessly connecting to the dining room, allowing flexibility to create open plan living throughout the ground floor. The heart of the home is the kitchen/dining room, which is bathed in natural light from a feature lantern skylight and boasts marble worktops and built-in appliances. As you ascend to the first floor, you will find two well-proportioned bedrooms and two bathroom suites, adding further convenience to everyday living. Character is infused throughout, highlighted by its exquisite period features, including sash windows, intricate mouldings and a staircase graced with the original balustrade and handrail. The striking facade is complemented by the rare advantage of a double garage - a coveted feature in the vibrant and bustling city of Norwich.

### Entrance Hall

Bright and spacious entrance hall with stained glass entrance door, dado rail, picture rail, cornicing, stairs to first floor with original balustrade and handrail, under-stairs storage cupboard and door to cellar.

### Cloakroom

Suite comprising WC, wall mounted wash hand basin, radiator and double glazed window to side aspect.

### Sitting Room 14'4 into recesses x 13'1 (4.37m into recesses x 3.99m )

Stunning reception room with period features including high ceilings, ceiling rose and cornicing, replacement double glazed sash window to front aspect with fitted shutters, working cast iron fireplace with slate hearth, fitted bookshelves and storage cupboard to recesses and bi-folding doors to the dining room.

### Snug 14'4 x 11'10 (4.37m x 3.61m)

Ornate cornicing, ceiling rose, two fitted bookcases, two radiators and French doors opening to the kitchen / family room.

### Kitchen / Dining Room 20'0 x 20'2 (6.10m x 6.15m)

Fitted kitchen comprising a range of base and eye level units with marble work surfaces over, inset twin bowl Belfast sink with mixer tap, built in appliances including double electric oven with induction hob and extractor hood over, dishwasher and fridge freezer, plumbing for washing machine, space for tumble dryer, two radiators, double glazed sash window to rear aspect, feature lantern skylight and bi-folding doors opening out to the garden.

### First Floor Landing

Loft access with pull-down ladder,

### Bedroom 11'8 x 13'2 (3.56m x 4.01m)

Double glazed sash window to front aspect with fitted shutters, ornate coving, ceiling rose and radiator.

### Bedroom 12'7 x 10'4 (3.84m x 3.15m)

Double glazed sash window to rear aspect with fitted shutters, ornate cornice, ceiling rose, four free-standing wardrobes and radiator.

### Bathroom

White four piece suite comprising bath with telephone-style mixer tap, walk-in shower cubicle, wall mounted wash hand basin, WC, chequerboard tiled floor, two radiators and double glazed sash window to rear aspect with fitted shutters.

### Bathroom

Suite comprising free-standing roll top claw foot bath with telephone style mixer tap, wash hand basin, WC, bidet, ornate coving, two Victorian radiators with towel rails, and double glazed sash window to front aspect with fitted shutters.

### Cellar 15'8 x 4'10 (4.78m x 1.47m)

Useful storage space with power, lighting and shelving.

### Front Garden

Traditional terrace style garden enclosed by wall and hedging with gated pathway leading to the entrance door

### Rear Garden

Mediterranean style garden with sandstone patio area, well-stocked plant and shrub borders, various trees providing a good degree of privacy, potting area and access to the double garage.

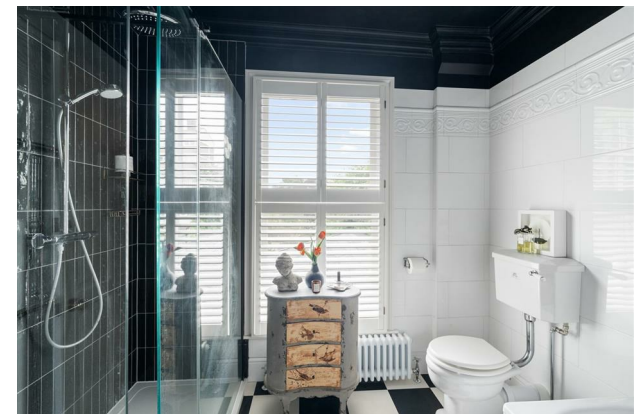
### Garage

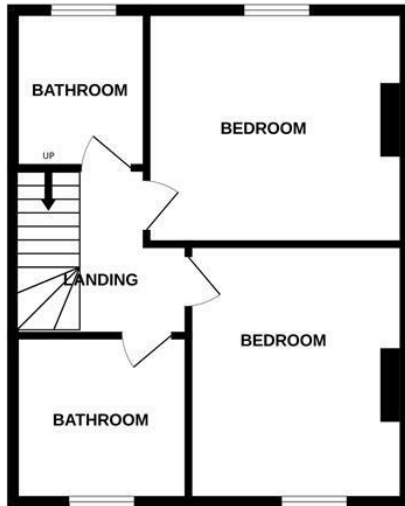
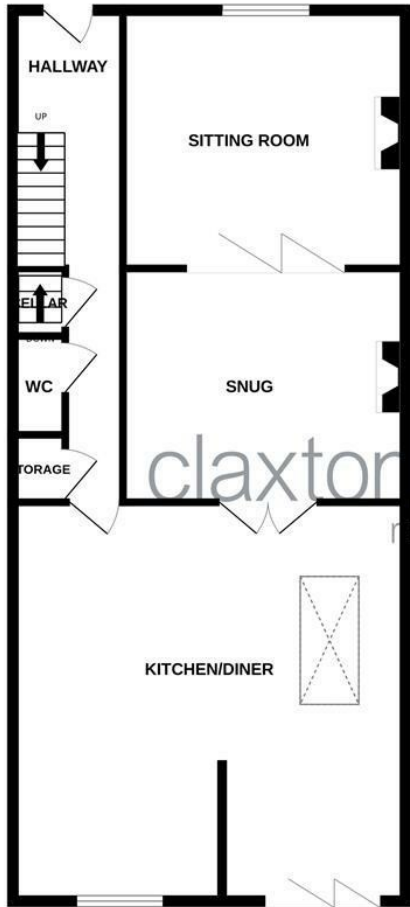
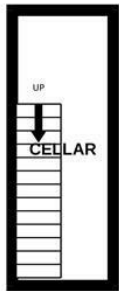
Two automatic doors, power, light and mezzanine storage loft.

### Agents Note

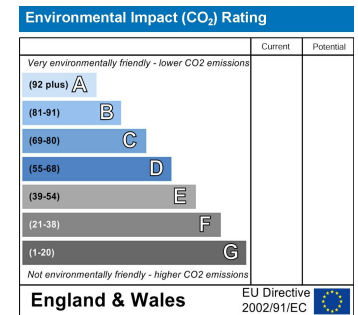
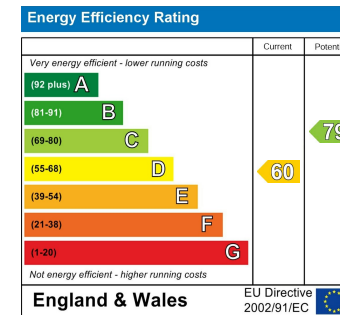
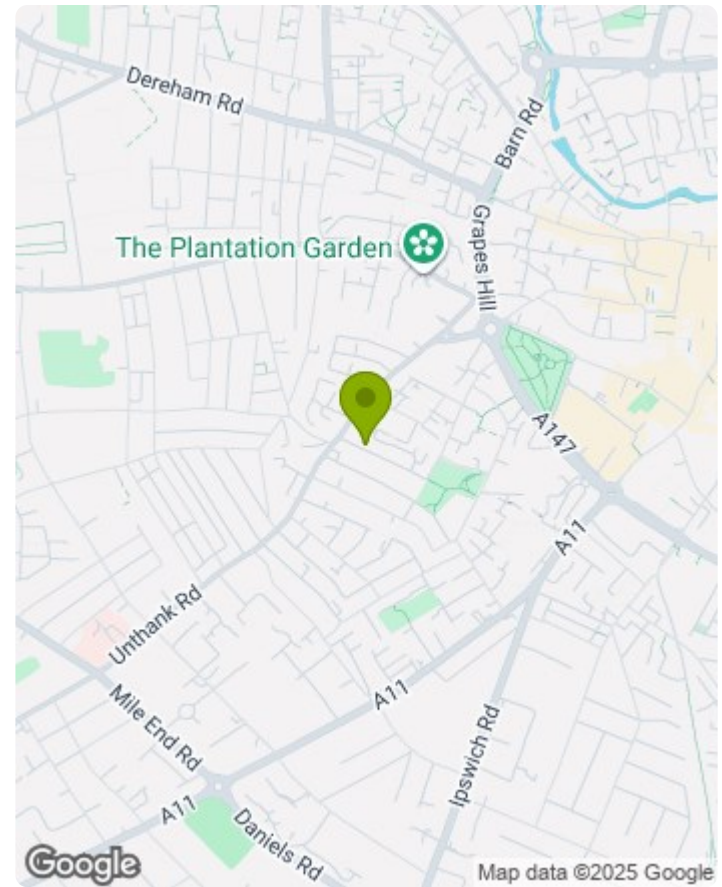
Council Tax Band E

The loft is well insulated and boarded with light.





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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