



Cecil Road
Norwich, NR1 2PJ
Guide Price £525,000

claxtonbird
residential

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*** Launch Event Saturday 7th June - Strictly By Appointment Only *** Guide Price £525,000 - £550,000 *** Situated on the highly desirable Cecil Road, this delightful 1930s semi-detached house presents an exceptional opportunity for families and professionals looking for a perfect blend of space and comfort. The property showcases versatile accommodation, featuring two welcoming reception rooms, kitchen / dining room, utility, four bedrooms, and two bathrooms, ensuring it meets the needs of any lifestyle. Throughout the property, you will find a host of original features, including doors, ironmongery, and feature fireplaces. The location is truly outstanding, nestled in one of South Norwich's most sought-after neighbourhoods. Renowned for its charming suburban atmosphere coupled with convenient access to the vibrant city centre, this area offers proximity to reputable local schools and a variety of amenities that enhance daily living. A true highlight of this home is the generously sized south-facing garden. This outdoor space is perfect for alfresco dining, featuring a beautiful stone patio, and is thoughtfully enclosed by trees and hedges to ensure a high degree of privacy. Offered for sale with no onward chain.

Entrance Hall

Bright and welcoming entrance hall with entrance door, stairs to first floor, under-stairs storage cupboard, herringbone LVT floor and radiator.

Sitting Room 11'9 max x 11'0 + bay (3.58m max x 3.35m + bay)

Double glazed bay fronted window to front aspect with fitted shutters, feature cast iron fireplace with decorative tiled inserts and stone hearth, display shelving and storage to recesses, picture rail and radiator.

Family Room 18'4 x 11'0 (5.59m x 3.35m)

Cast iron wood burner with slate hearth, parquet floor, radiator, windows to rear aspect and French doors opening out into the rear garden.

Kitchen / Dining Room 15'5 max x 16'7 (4.70m max x 5.05m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset single drainer stainless steel sink unit with mixer tap, built in electric oven with inset gas hob, further built in appliances including microwave oven, fridge freezer and dishwasher, small skylight lantern, herringbone LVT floor, radiator and patio doors opening into the garden.

Rear Hall

Walk-in pantry, herringbone LVT floor, radiator and door leading out into the garden.

Shower Room

Suite comprising shower cubicle with rainfall shower over, wash hand basin set in vanity unit with mixer tap, WC, underfloor heating, chrome towel rail and Velux window.

Bedroom / Office 15'2 x 8'9 (4.62m x 2.67m)

Dual aspect windows overlooking the garden, and radiator.

Utility Room 7'6 x 9'0 (2.29m x 2.74m)

Fitted base and eye level units with work surfaces over, single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer and undercounter fridge, wall mounted gas central heating boiler, radiator, feature skylight and door to garage / store.

Store

Double doors to front.

First Floor Landing

Doors to all bedrooms and bathroom, and loft access with fitted folding timber loft ladder,

Bedroom 11'9 max into chimney recess x 11'0 + bay (3.58m max into chimney recess x 3.35m + bay)

Double glazed bay window to front aspect with fitted shutters, decorative cast iron fireplace, picture rail and radiator.

Bedroom 12'5 x 10'10 max into chimney recess (3.78m x 3.30m max into chimney recess)

Double glazed window to rear aspect, decorative cast iron fireplace, built-in wardrobe and radiator.

Bedroom 9'5 x 7'1 (2.87m x 2.16m)

Double glazed window to rear aspect, picture rail and radiator.

Bathroom 6'9 x 6'1 (2.06m x 1.85m)

Modern white suite comprising bath with mixer tap, pedestal wash hand basin with mixer tap, WC, wall mounted storage unit, radiator and double glazed window to front aspect with fitted shutters.

Front Garden

Enclosed by wall with various plants and shrubs, shingled area and brickweave driveway providing off-road parking for up to three vehicles.

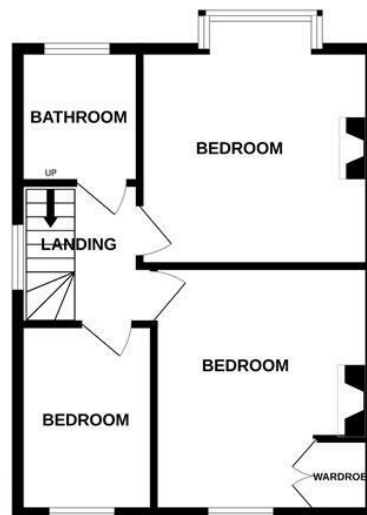
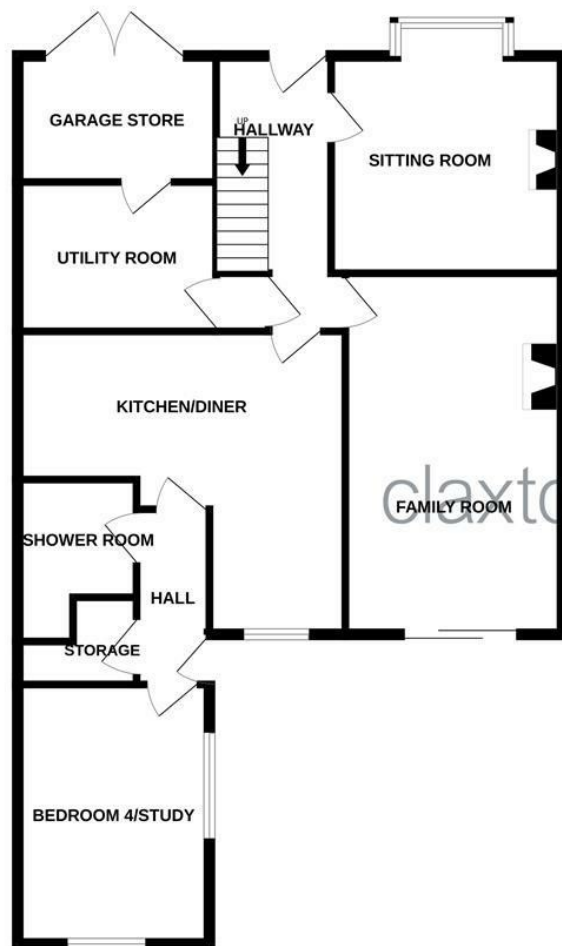
Rear Garden

Generously sized South facing garden, measuring approximately 125 ft (stms), enclosed by hedging and trees to provide a high degree of privacy, with stone patio area providing an al fresco dining area, lawned area with well-stocked plant and shrub borders and garden shed (4.8m x 2.4m).

Agents Note

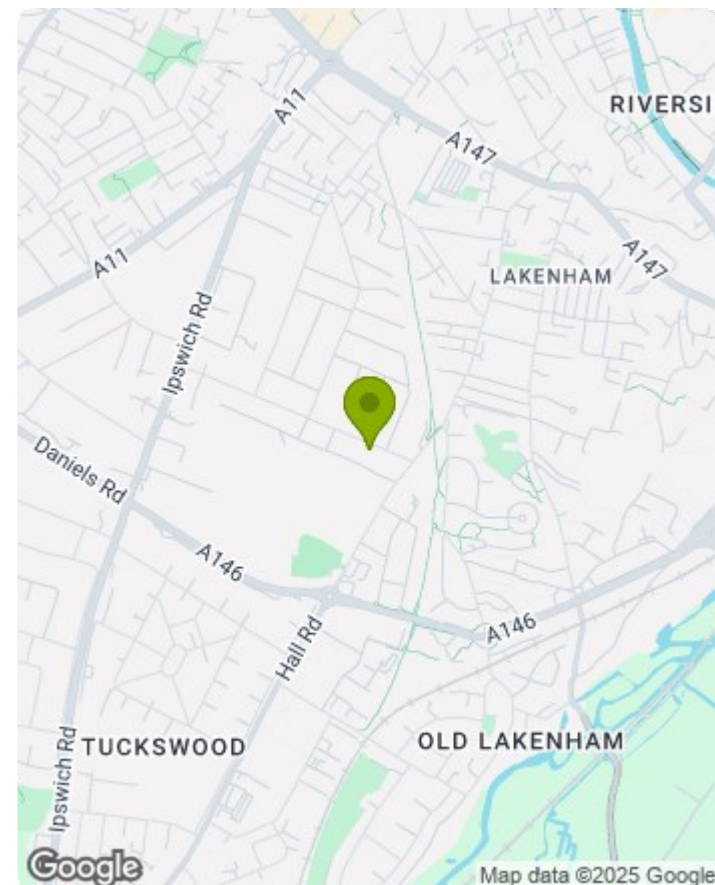
Council Tax Band D



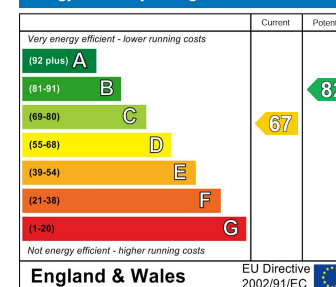


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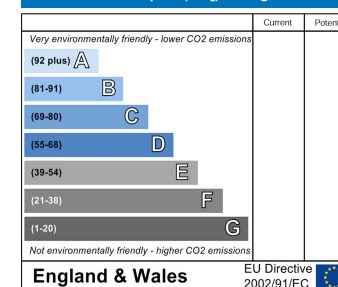
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Environmental Impact (CO₂) Rating



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