



Essex Street
Norwich, NR2 2BL
Offers in Excess of £650,000

claxtonbird
residential

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ClaxtonBird are pleased to present an exceptional opportunity to purchase this stunning semi-detached Victorian house, nestled in a highly desirable location just off Unthank Road. Positioned within close proximity to a variety of local amenities and the vibrant City Centre of Norwich, this residence perfectly blends convenience with charm. Internally, this captivating home boasts an array of exquisite period features, including an original staircase and balustrade, intricate mouldings, elegant fireplaces, and classic sash windows. In brief, the accommodation comprises an entrance hall, sitting room, dining room, kitchen/breakfast room, side porch, and cloakroom to the ground floor. On the first floor there are three double bedrooms and a newly fitted bathroom suite off landing. Further benefits include a useful cellar, modern gas central heating and well-maintained gardens. Early viewing is highly recommended.

Entrance Hall

Newly fitted composite entrance door with two obscured panels, herringbone wooden floor, original staircase to first floor, original mouldings, door leading to the cellar and radiator.

Cellar 15'0 x 5'0 (4.57m x 1.52m)

Power, light, and radiator.

Sitting Room 14'5 max x 13'0 (4.39m max x 3.96m)

Sash window to front aspect, open fireplace with tiled surround and stone hearth, original cornice and radiator.

Dining Room 14'4 max x 11'10 (4.37m max x 3.61m)

Sash window to rear aspect, original built-in display cupboard to chimney alcove with glazed door, and radiator.

Cloakroom

Newly fitted suite comprising WC, pedestal wash hand basin with tiled splashback, tiled floor, Victorian style radiator and double glazed window to side aspect.

Kitchen 17'1 x 8'8 (5.21m x 2.64m)

Fitted kitchen comprising a range of base units with timber block work surfaces over, inset single drainer stainless steel sink unit with mixer tap, space for range style cooker with extractor hood over, space for fridge freezer, plumbing for dishwasher, gas central heating boiler and French doors opening to side garden. Opening to:

Breakfast Room 10'7 x 7'3 (3.23m x 2.21m)

Pantry cupboard, herringbone wooden floor, upright radiator and French doors opening out to the garden.

Side Porch

Useful storage area with access door to side.

First Floor Landing

Window to side aspect, large built in cupboard and loft access.

Bedroom 13'5 x 11'7 (4.09m x 3.53m)

Double glazed sash window to front aspect, decorative cast iron fireplace, built in cupboard and Victorian style radiator.

Bedroom 12'3 x 11'7 (3.73m x 3.53m)

Double glazed sash window to rear aspect, decorative cast iron fireplace, two built-in wardrobes and Victorian style radiator.

Bedroom 8'5 x 9'7 (2.57m x 2.92m)

Replacement double-glazed sash window to front aspect and Victorian style radiator.

Bathroom

Newly fitted suite comprising panelled bath with telephone style mixer tap, separate shower cubicle with rainfall shower above, pedestal wash hand basin, WC, upright radiator and double glazed sash window to rear aspect.

Front Garden

Walled garden with a variety shrubs and chequerboard pathway leading to the entrance door.

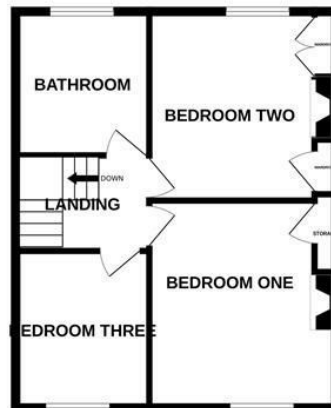
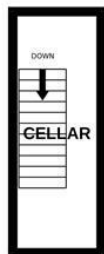
Rear Garden

Fully enclosed with decked area, pergola and garden shed. The current owners have laid top soil in readiness for landscaping cultivation.

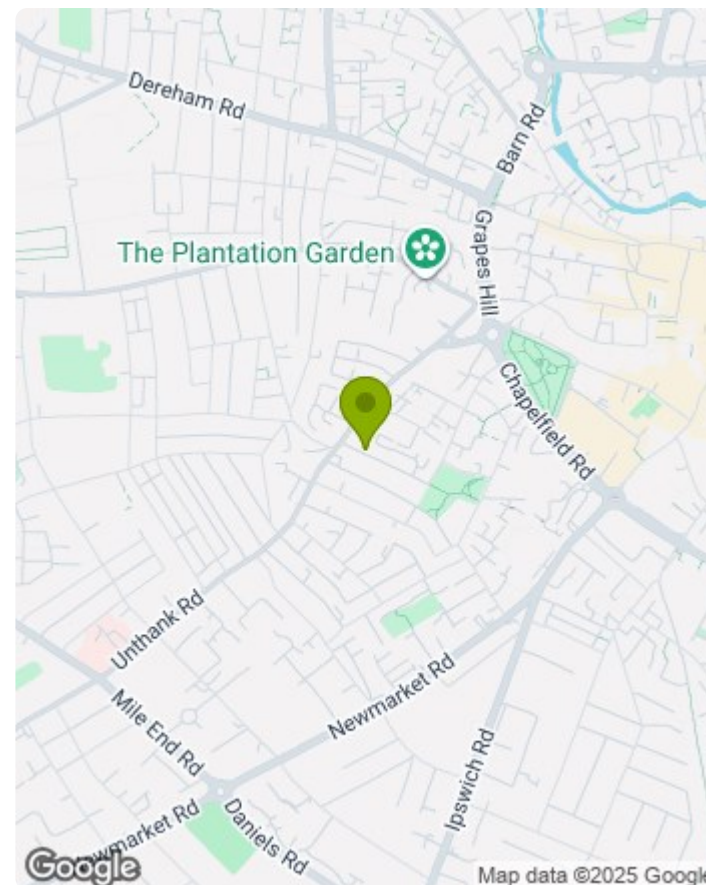
Agents Note

Council Tax Band D





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	81

Environmental Impact (CO ₂) 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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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.

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