



Whitehall Road
Norwich, Norfolk NR2 3EW
Guide Price £350,000

claxtonbird
residential

Whitehall Road, Norwich, Norfolk NR2 3EW

Discover the charm of this mid-terrace house on Whitehall Road, perfectly situated in the prestigious Golden Triangle of Norwich. This inviting home masterfully blends modern convenience with timeless character. Upon entering, you are greeted by a welcoming hall that leads to two spacious reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. Ascend upstairs to find three well-proportioned bedrooms conveniently positioned off the landing. Outside, the non-bisected rear garden offers a private outdoor space to enjoy during the warmer months. Embrace the vibrant community of the Golden Triangle, where a diverse range of local amenities are found just a stone's throw away.

Entrance Hall

Part glazed entrance door, corbel, stairs to first floor and radiator.

Sitting Room 14'1 max to bay x 10'5 max (4.29m max to bay x 3.18m max)

Upvc double glazed bay window to front aspect, cast iron feature fireplace with wood surround, picture rail, cornice, ceiling rose, stripped wood floor and radiator.

Dining Room 14'2 max x 11'2 (4.32m max x 3.40m)

Upvc double glazed French door to garden, stripped wood floor, cast iron feature fireplace, picture rail, cornice, ceiling rose, under stairs storage cupboard and radiator.

Kitchen 9'5 x 9'0 (2.87m x 2.74m)

Fitted kitchen comprising shaker style wall and base units with worktop over, sink drainer, built in oven, hob and extractor, space for fridge and plumbing for washing machine, tile floor, spot lights, upvc double glazed window to side aspect and radiator.

Bathroom

Four piece white suite comprising roll top bath with mixer tap and shower attachment, corner shower cubicle with inset shower, low level W.C, wash hand basin, tile floor, spot lights, upvc double glazed window to side aspect and radiator.

First Floor Landing

Doors to all rooms, storage cupboard, stripped wood floor and loft access.

Bedroom 14'2 max x 11'8 (4.32m max x 3.56m)

Upvc double glazed window to front aspect, stripped wood floor, picture rail, over stairs storage cupboard, cast iron fireplace and radiator.

Bedroom 10'6 max x 8'11 (3.20m max x 2.72m)

Upvc double glazed window to rear aspect, stripped wood floor, cornice, picture rail and radiator.

Bedroom 9'5 x 8'9 (2.87m x 2.67m)

Upvc double glazed window to rear aspect, cornice, picture rail and radiator.

Front Garden

Walled front garden with harlequin pathway to front door.

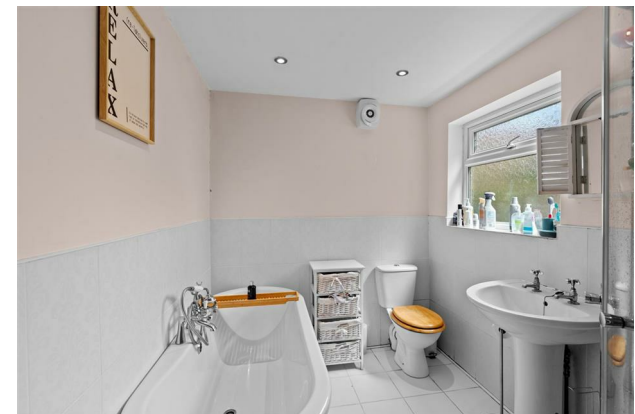
Rear Garden

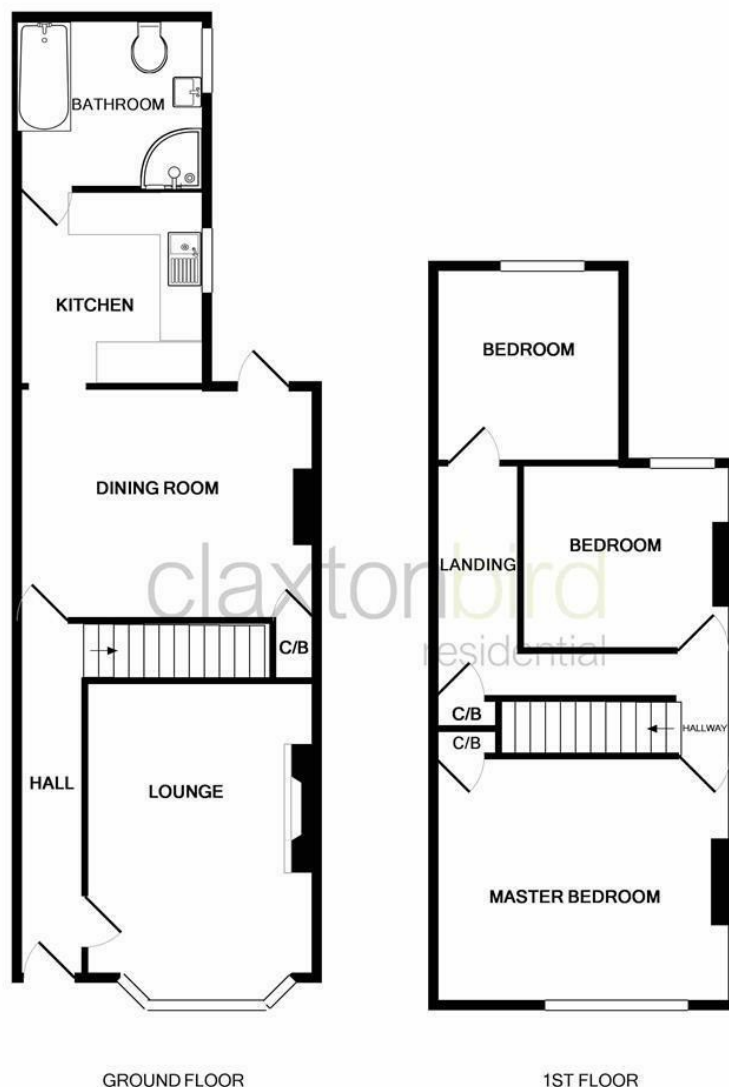
The rear garden is non bisected enclosed by fencing with side access gate to passageway, laid to lawn with shrub borders.

Agents Note

Council Tax Band C

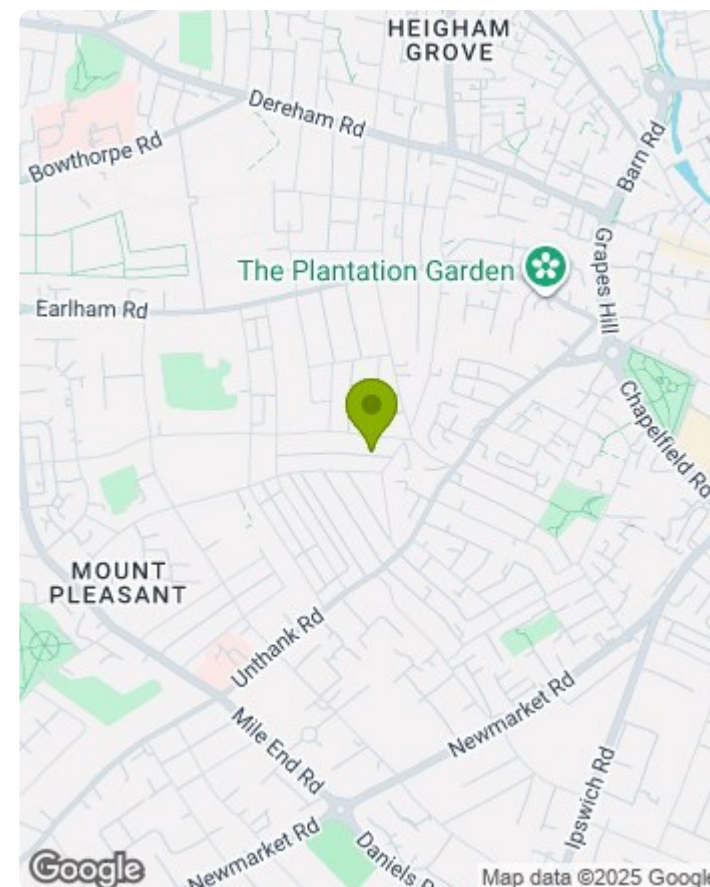
The vendor has informed us that the property is Leasehold, with approximately 872 years remaining.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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		87
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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- 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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