



**Cardiff Road**  
**Norwich, NR2 3HS**  
**Guide Price £375,000**

**claxtonbird**  
residential



## Cardiff Road, Norwich, NR2 3HS

\*\*\* Guide Price £360,000 - £370,000 \*\*\* Nestled in the vibrant Golden Triangle community, this exquisite terraced house on Cardiff Road seamlessly blends modern living with timeless character. Spanning three storeys, the property boasts two generous reception rooms, perfect for unwinding or hosting gatherings. The highlight of this home is the stunning extended kitchen and dining area, designed to be both functional and stylish—a true heart of the home. This residence features three first-floor bedrooms, complemented by a second-floor loft conversion that offers breathtaking views over the city. Step outside to discover a larger-than-average non-bisected rear garden, an oasis with two charming outdoor seating areas. Situated in a highly sought-after location, this home benefits from a vibrant community spirit and is conveniently close to local amenities, parks, and schools. With its combination of generous space, modern amenities, and prime location, this property is a remarkable opportunity for those looking to embrace life in a thriving area of Norwich.

### Sitting Room 14'4" max into bay x 11'11" max into recess (4.39 max into bay x 3.65 max into recess)

Entrance door with stained glass fan light above, upvc double glazed sash look bay window to front aspect, feature wood burner with tiled hearth, shelving to recess, picture rail, cornice, ceiling rose, stripped wooden floor and radiator.

### Lobby

Stairs to first floor.

### Extended Kitchen / Dining Room

### Dining Area 11'11" x 11'11" max to recess (3.64 x 3.65 max to recess )

Under stairs storage cupboard, feature cast iron fireplace with wood surround, shelving to recesses, picture rail, ceiling rose, cornice, stripped wooden floor and radiator. Open to:

### Kitchen 8'9" x 11'8" (2.67 x 3.58 )

Modern fitted kitchen comprising wall and base units with quartz work surfaces and upstands over, undermount sink with mixer tap, built-in induction hob and double oven, built in dishwasher, built in fridge freezer, tiled splash backs, oak shelving, spotlights, infrared ceiling heater, stripped wooden floor, two lantern skylights and upvc double glazed window.

### Utility Lobby

Base unit with work surface over, shelving, plumbing for washing machine and upvc double glazed door leading out to the garden.

### Bathroom

Suite comprising panel bath with mixer shower over, low level WC, pedestal wash hand basin, part tiled walls, shaver point, radiator and upvc double glazed window to side aspect.

### First Floor Landing

Stairs to second floor.

### Bedroom 11'11" x 11'11" max (3.65 x 3.65 max)

Upvc double glazed window to rear aspect, fireplace, overstairs storage cupboard and radiator. Door to:

### Bedroom 6'4" x 9'4" (1.94 x 2.85)

Upvc double glazed window to rear aspect, wall mounted central heating boiler and radiator.

### Bedroom 8'7" plus under-stairs recess x 11'11" (2.62 plus under-stairs recess x 3.65)

Upvc double glazed sash window to front aspect, understairs storage area, shelving to recess and radiator

### Second Floor Landing

Feature exposed brick wall.

### Bedroom 9'9" max x 19'2" max irregular shaped (2.99 max x 5.86 max irregular shaped)

Upvc double glazed window to rear aspect offering views over the city, Velux window to front aspect, shelving to recess, eaves storage, wood effect floor and radiator.

### Front Garden

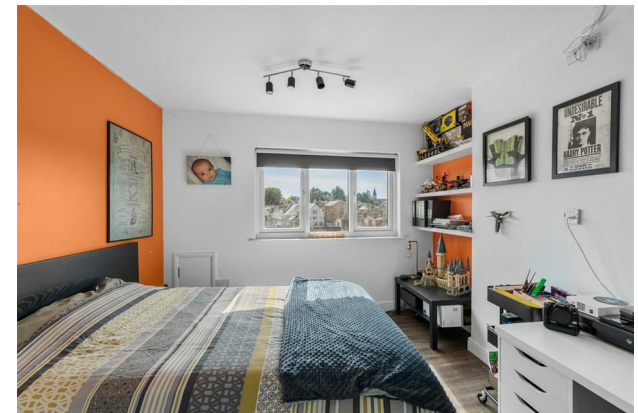
Walled garden with shrubs and pathway leading to the entrance door.

### Rear Garden

Larger than average non-bisected garden with steps to a raised decked area providing an outdoor seating area, further steps to an artificial lawned area with flower and shrub borders, outside tap, timber shed and patio area.

### Agents Note

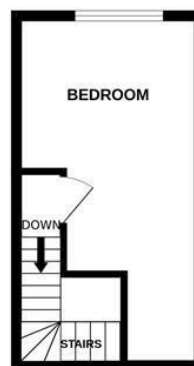
Council Tax Band B



GROUND FLOOR  
493 sq.ft. (45.6 sq.m.) approx.

1ST FLOOR  
374 sq.ft. (34.6 sq.m.) approx.

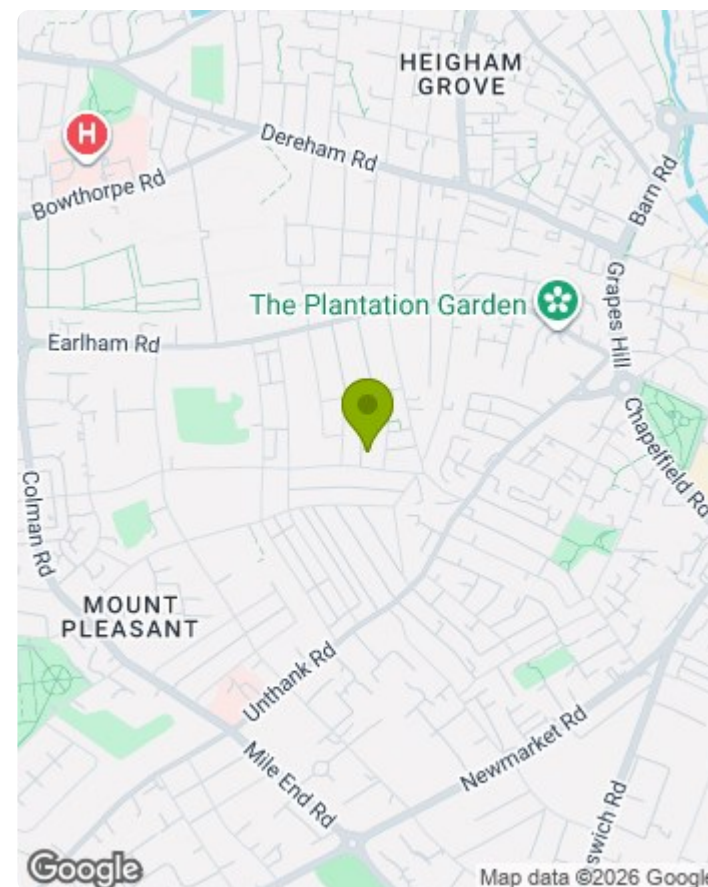
2ND FLOOR  
189 sq.ft. (17.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.

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	EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	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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