



**Gloucester Street**  
**Norwich, Norfolk NR2 2DX**  
**Guide Price £600,000 - £625,000**

**claxtonbird**  
residential



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\*\*\* Launch Event Saturday 26th July - Strictly By Appointment Only \*\*\* Guide Price £600,000 - £625,000 \*\*\* Discover a truly exceptional architect-designed detached home nestled at the heart of the prestigious Golden Triangle, just off Unthank Road. This stunning residence is finished to the highest standards, offering expansive open-plan living to the ground floor, a luxurious sunken sitting room and a generous kitchen/dining room. Upstairs, you'll find three spacious double bedrooms with en-suites positioned across both the first and second floors. Further internal benefits include sleek aluminium double-glazed windows and advanced thermostatically controlled underfloor heating. The property is set within a secure walled plot, accessed via an impressive electronically controlled cedar wood gate with a video entry system. The block-paved driveway adds elegance, while the inviting sunken seating area provides a tranquil outdoor retreat. This remarkable property is a must-see, inviting you to experience its unique charm and outstanding features.

**Sitting Room 16'1" max into recess x 11'7" (4.91 max into recess x 3.55)**

Sunken room with double glazed windows to front and side aspect, shelving and drawer unit to recess, fitted storage cupboards and underfloor heating. Open to:

**Kitchen / Dining Room 16'5" + recess x 15'5" max (5.01 + recess x 4.72 max)**

Recently fitted bespoke design kitchen comprising base units with quartz work surface over, under mount sink with mixer tap, built in Siemens oven and induction hob with canopy extractor over, built in Siemens dishwasher, space for American style fridge freezer, tall pantry cupboard, wine fridge, coffee bar area, space for dining table, tiled floor with underfloor heating, exposed brick wall, spotlights, double glazed sliding doors opening to the garden and feature oak entrance door.

**Utility Room**

Butler sink, plumbing for washing machine, fitted shelving, tiled floor with underfloor heating, spotlights and extractor fan.

**Cloakroom**

Low level WC, pedestal wash hand basin with mixer tap, tiled floor with underfloor heating, spotlights, extractor fan and double glazed window to side aspect.

**First Floor Landing**

Double glazed window to side aspect and stairs to second floor.

**Bedroom 10'2" max x 14'6" + recess (3.10 max x 4.44 + recess)**

Velux windows to rear aspect, built in wardrobes, spotlights, underfloor heating and door to en suite.

**En Suite Shower Room**

Suite comprising walk-in shower cubicle with inset shower, low level WC, wash hand basin with mixer tap, fully tiled walls, tiled floor with underfloor heating, extractor fan, electric towel rail heater and double glazed window to side aspect.

**Bedroom 8'2" + recess x 14'0" (2.50 + recess x 4.28)**

Two double glazed windows to front aspect, built-in wardrobe, spotlights, and steps up to en suite.

**En Suite Shower Room**

Suite comprising walk-in shower cubicle with inset shower, wash hand basin set in vanity unit with mixer tap, low-level WC, fully tiled walls, tiled floor, extractor fan, spotlights, airing cupboard with shelving, and double glazed window to side aspect.

**Second Floor Landing**

Double glazed window to side aspect, study area with fitted cupboards and door to bedroom.

**Bedroom 14'2" max x 14'11" irregular shaped (4.32 max x 4.57 irregular shaped)**

Velux windows to front and rear aspect, feature double glazed oval window to side aspect, built in wardrobes, drawers and shelving, underfloor heating, spotlights and door to en suite.

**En Suite Shower Room**

Suite comprising walk-in shower cubicle with inset shower, low-level WC, wash hand basin set in vanity unit with mixer tap, tiled floor with underfloor heating, spotlights, extractor fan and double-glazed window to side aspect.

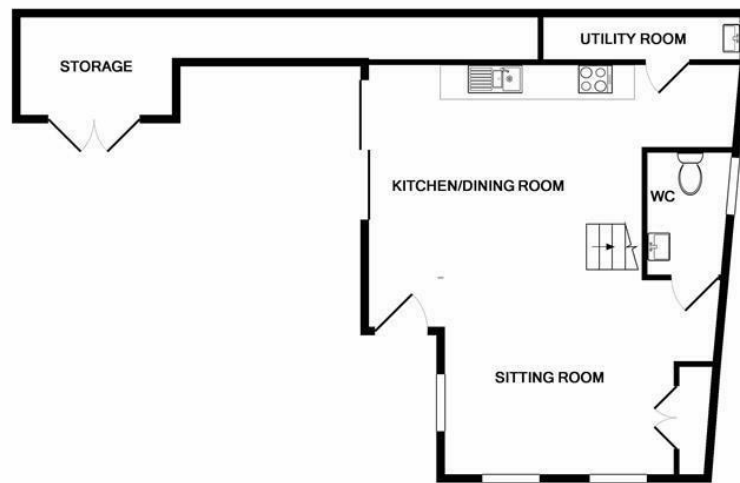
**Outside**

The property is approached via electric privacy sliding gate, offering space for parking. The garden itself is laid to Chelsea paving bricks and has raised beds with shrubs and flowers, sunken seating area with space for hot tub, air source heat pump and timber clad store.

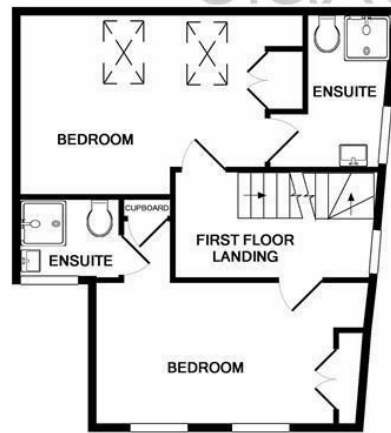
**Agents Note**

Council Tax Band C

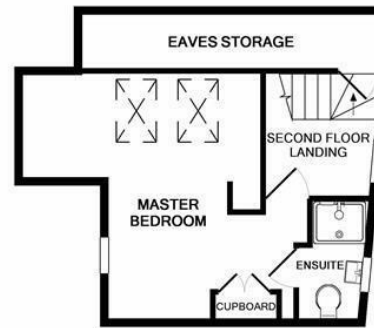




GROUND FLOOR

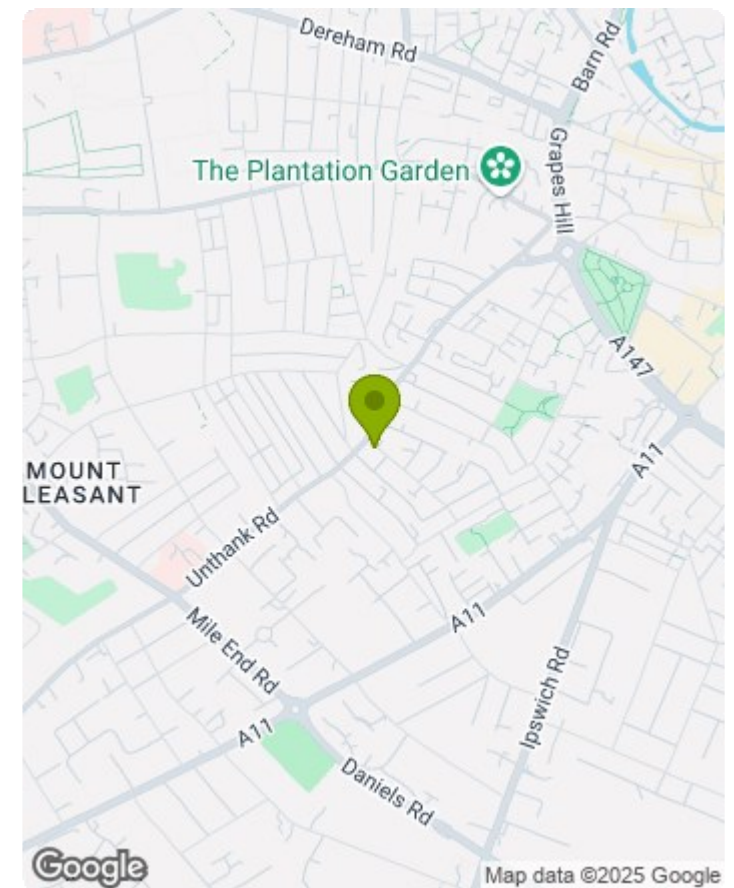


1ST FLOOR



2ND FLOOR

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		94
(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	

#### 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	

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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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