



Pettus Road
Norwich, NR4 7BY
Offers in the region of £290,000

claxtonbird
residential

Pettus Road, Norwich, NR4 7BY

ClaxtonBird are pleased to offer this three / four bedroom semi-detached house, nestled in a popular location the the South of the City. This delightful home offers versatile living, providing an option for a ground-floor bedroom or home office. Completing the ground floor accomodation is the entrance hall, sitting room, kitchen and rear hall. On the first floor, you will find three well-proportioned bedrooms, a family bathroom and a separate cloakroom off landing. Externally, the property boasts a single garage, ideal for convenient storage, and a good-sized rear garden. The location is a key feature of this lovely home, being situated within easy access to the City Centre, University, and Hospital. Additionally, the property is just a stone's throw away from Eaton Park, a lovely green space that offers a variety of activities for all ages to enjoy.

Entrance Hall

Entrance door and stairs to first floor.

Sitting Room 11'7 x 10'4 (3.53m x 3.15m)

Double glazed window to front aspect, wood-effect flooring, and radiator. Door to:

Office / Bedroom 7'4 x 11'9 (2.24m x 3.58m)

Double glazed window to rear aspect and radiator.

Kitchen 12'2 x 9'1 (3.71m x 2.77m)

Fiited kitchen comprising a range of base and eye level units with work surfaces over, inset single drainer stainless steel sink unit with mixer tap, a free-standing electric cooker, radiator and double glazed window to front aspect. Door to:

Rear Hall 9'4 x 6'7 (2.84m x 2.01m)

Double glazed window and door to rear aspect, understairs storage cupboard and two further cupboards with one having plumbing for washing machine.

First Floor Landing

Double glazed window to rear aspect, loft access, storage cupboard and doors to all first floor rooms.

Bedroom 11'10 max x 10'10 + door recess (3.61m max x 3.30m + door recess)

Double glazed window to front aspect, storage cupboard, wood effect floor and radiator.

Bedroom 13'2 x 10'7 max (4.01m x 3.23m max)

Double glazed window to front aspect, wood effect floor and radiator.

Bedroom 8'10 x 8'3 (2.69m x 2.51m)

Double glazed window to rear aspect, built in wardrobe, wood-effect floor and radiator.

Bathroom

Suite comprising bath with shower over, pedestal wash hand basin, fully tiled walls, tiled floor, chrome towel rail and double glazed window to rear aspect.

Cloakroom

Low level WC, wall mounted wash hand basin and double glazed window to rear aspect.

Front Garden

Walled garden with gated pathway leading to the entrance door. At the side of the property there is a shared driveway leading to the garage.

Garage

Timber double doors.

Rear Garden

Good sized rear garden enclosed by fencing and laid to lawn with patio area and various trees and shrubs.

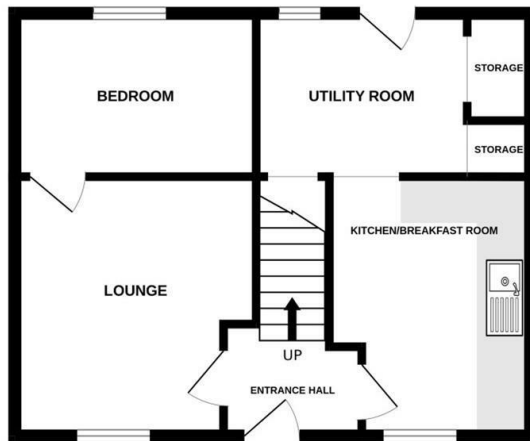
Agents Note

Council Tax Band B

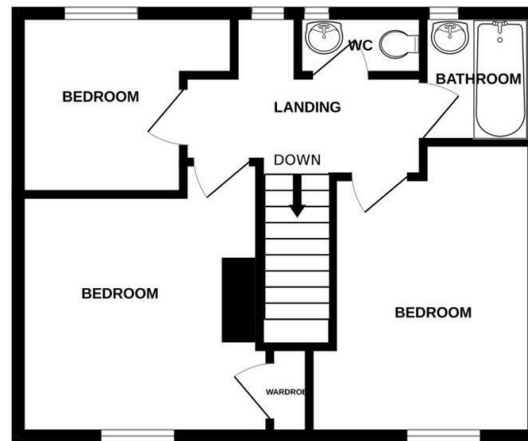
The sitting room and office were formerly one larger room, and could be reinstated



GROUND FLOOR

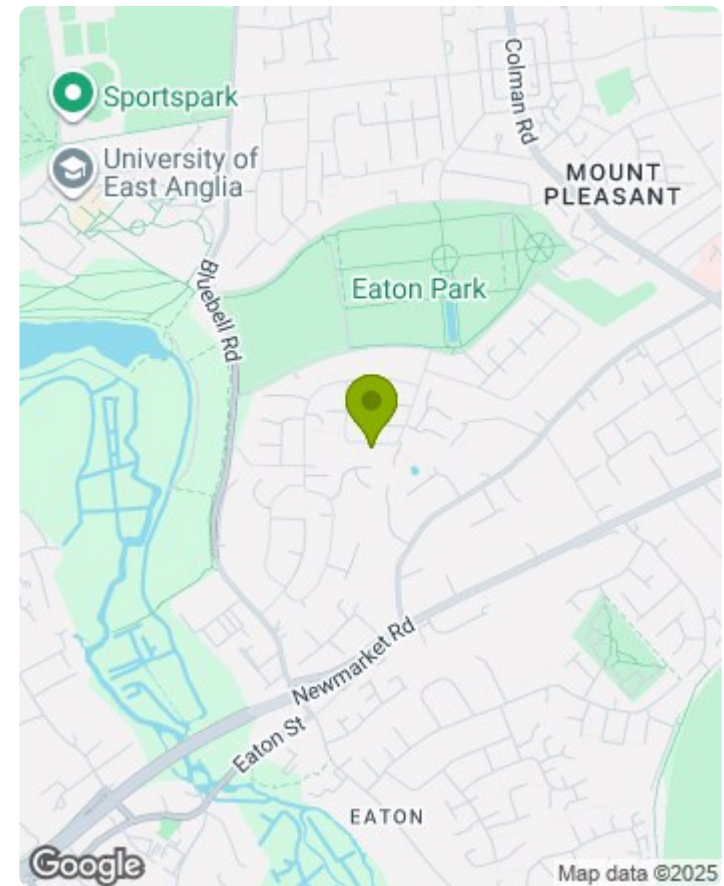


1ST FLOOR

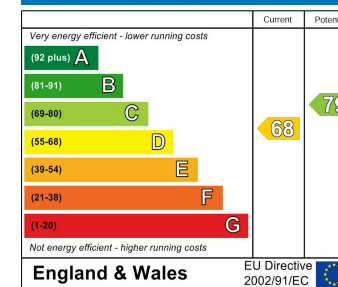
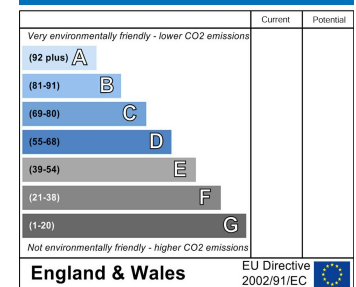


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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