



**Sandringham Road  
Norwich, NR2 3RZ**

**Guide Price £575,000**

**claxtonbird**  
residential



## Sandringham Road, Norwich, NR2 3RZ

ClaxtonBird are delighted to offer this charming three-storey bay-fronted terraced house, positioned on a highly regarded street within the popular Golden Triangle area of Norwich. The handsome facade, adorned with traditional-style railings, sets a welcoming tone for this lovely home. Upon entering, you are greeted by three spacious reception rooms all retaining some original features, adding to this property's unique charm. At the heart of the home lies the open plan kitchen/breakfast room, designed to be a hub of family life, with French doors leading out into the delightful non-bisected garden. On the upper floors, you will discover five well-proportioned bedrooms and separate recently fitted shower room, adding comfort and convenience to everyday living. Additional benefits include a private passageway giving access to the garden, upvc double glazing and gas central heating.

### Entrance Hall

Double glazed entrance door, stairs to first floor, dado rail, cornice, original corbel, wooden floor and radiator.

### Sitting Room 10'11" x 14'8" max into bay & recess 11'11" min (3.35 x 4.48 max into bay & recess 3.65 min)

Upvc double glazed sash look bay window to front aspect, feature cast iron fireplace with marble surround and tiled hearth, high ceilings, picture rail, cornice, ceiling rose, stripped wooden floors and radiator.

### Family Room 11'9" x 10'10" max to recess (3.59 x 3.32 max to recess )

High ceilings, corbel, cornice, ceiling rose, under-stairs storage cupboard and radiator. Opening to:

### Dining Room 9'6" max x 9'0" max (2.91 max x 2.75 max)

Upvc double glazed window to side and rear aspect, space for dining table and radiator.

### Utility / Cloakroom

Low level WC, wash hand basin, plumbing for washing machine, wall-mounted central heating boiler, shelving, spotlights and tiled effect floor.

### Open Plan Kitchen / Breakfast Room 26'8" x 7'4" (8.15 x 2.26)

### Kitchen

Fitted kitchen comprising wall and base units with solid wood work surface over, stainless steel one and a half bowl sink drainer with mixer tap, space for Range cooker with extractor hood over, built-in dishwasher, American-style fridge freezer, tiled splashbacks, tiled floor and radiator.

### Breakfast Room

Base units with solid wood work surface over, tiled floor, radiator, feature pitched glass roof, upvc double glazed windows to side and rear aspect and upvc double glazed French doors leading out to the garden.

### First Floor Landing

Stairs to second floor, storage cupboard and radiator.

### Bedroom 12'0" max into recess x 11'6" (3.67 max into recess x 3.52)

Upvc double glazed sash window to front aspect and radiator.

### Bedroom 10'9" into recess x 11'6" (3.30 into recess x 3.53)

Upvc double glazed sash window to rear aspect and radiator.

### Bedroom 8'9" x 7'5" (2.69 x 2.28)

Upvc double glazed sash window to side aspect, shelving and radiator.

### Shower Room 7'4" x 5'9" (2.24 x 1.77)

Recently fitted suite comprising large walk-in shower cubicle with inset digital rainfall shower, wash hand basin set in vanity unit with mixer tap, low level WC, part panelled walls, part tiled walls, tiled effect floor, towel rail radiator and upvc double glazed window to front aspect.

### Second Floor Landing

Double glazed window to rear aspect offering impressive views over the Golden Triangle area of Norwich.

### Bedroom 14'0" x 12'6" max (4.29 x 3.83 max)

Velux window to front aspect, wall light, eaves storage and radiator.

### Bedroom 7'9" max x 17'2" (2.38 max x 5.24)

Velux window to front aspect, upvc double glazed window to rear aspect, wall light, eaves storage and radiator.

### Front Garden

Traditional terrace style garden with feature Victorian style wrought iron railings and tiled pathway leading to the entrance door.

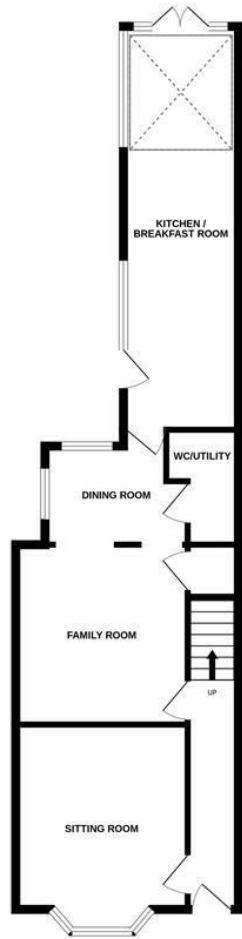
### Rear Garden

Enclosed non-bisected rear garden laid predominantly to lawn with patio providing space for an outdoor seating area, a variety of shrubs, tree insets and hedge borders, timber storage shed and access to passageway.

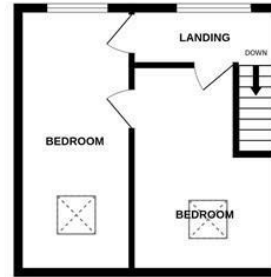
### Agents Note

Council Tax Band C

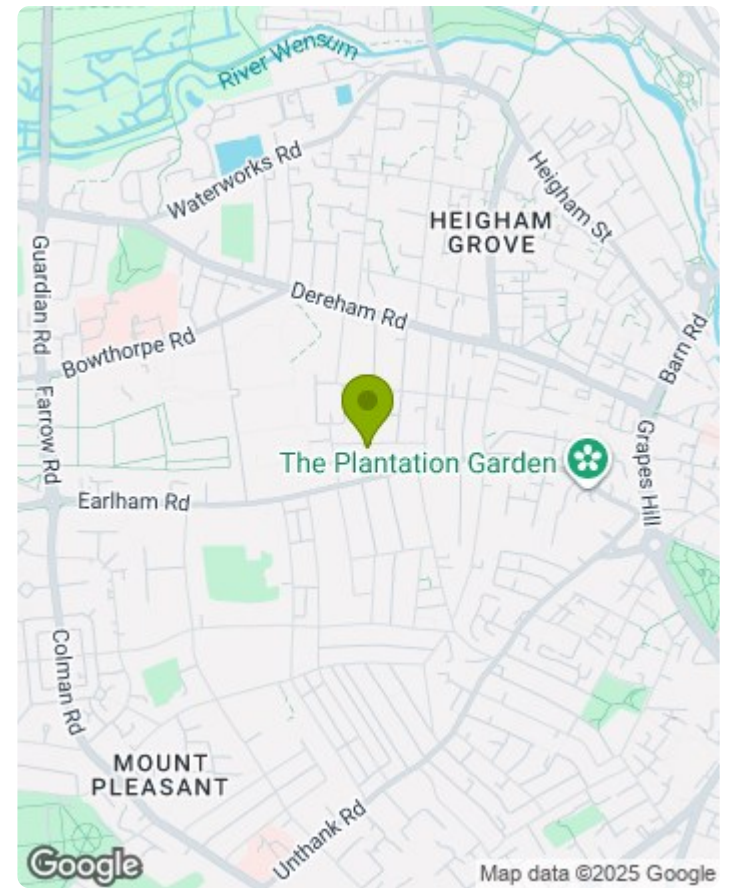




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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                    |  | 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 |  |                         |           |
|   |  | 63                      | 74        |
| 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 |           |

- MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 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.
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