



College Road  
Norwich, NR2 3JL  
**Guide price £500,000**

claxtonbird  
residential

## College Road, Norwich, NR2 3JL

\*\*\* Guide Price £500,000 - £525,000 \*\*\* Discover this enchanting three-storey mid-terrace house situated on the desirable College Road, where modern living meets timeless charm. This beautifully renovated property is in impeccable condition, showcasing a sleek, contemporary fitted kitchen and a stylish bathroom suite that seamlessly combines comfort with functionality. The property boasts two inviting reception rooms, featuring striking open fireplaces and elegantly painted stripped wooden floors, infusing the home with warmth and character. On the first floor, you will discover two double bedrooms and a family bathroom off the landing. A further staircase leads up to a further double bedroom on the second floor, complete with an en-suite shower room. Set in a highly sought-after neighbourhood, this property enjoys a tranquil atmosphere, making it an ideal sanctuary from the hustle and bustle of city life. A rare highlight of this home is the coveted off-road parking, a true asset in this popular area. This captivating home on College Road is an exceptional opportunity for those seeking a beautifully renovated residence that preserves unique character.

### Entrance Hall

Welcoming entrance hall with entrance door, cornicing, stairs to first floor and radiator.

### Sitting Room 11'2 x 11'9 + bay (3.40m x 3.58m + bay)

Sash bay window to front aspect, working cast iron fireplace with tiled hearth, cornicing, painted wooden floor and radiator. Archway to:

### Dining Room 11'9 x 11'8 (3.58m x 3.56m)

Built-in understairs storage cupboard, cornicing, painted wooden floor, contemporary upright radiator, doorway to kitchen and French doors opening to conservatory.

### Conservatory 7'8 x 5'9 (2.34m x 1.75m)

Power, tap and double glazed door opening to the garden.

### Kitchen / Breakfast Room 19'5 x 8'0 (5.92m x 2.44m)

Modern fitted kitchen comprising base and eye level units with marble effect work surfaces over, one and a half bowl single drainer stainless steel sink unit with mixer tap, built in electric oven with inset gas hob, built in upright fridge freezer, built in dishwasher, washing machine, two double glazed windows to side aspect and patio doors opening out to the garden.

### First Floor Landing

Upvc double glazed sash look window to front aspect and stairs to second floor.

### Bedroom 9'4 x 11'9 (2.84m x 3.58m)

Upvc double glazed sash window to front aspect and radiator.

### Bedroom 11'10 x 9'7 (3.61m x 2.92m)

Double glazed window to rear aspect and contemporary upright radiator.

### Bathroom

Highly quality suite comprising bath with mixer tap, shower cubicle, wash hand basin set in vanity unit with mixer tap, WC, contemporary towel rail radiator and double glazed window to rear aspect.

### Second Floor Landing

### Bedroom 13'3 x 7'6 (4.04m x 2.29m)

Velux windows to front and rear aspect, access to eaves storage and door to en suite.

### En Suite Shower Room

Suite comprising shower cubicle. wash hand basin with mixer tap, WC and chrome towel rail radiator.

### Front Garden

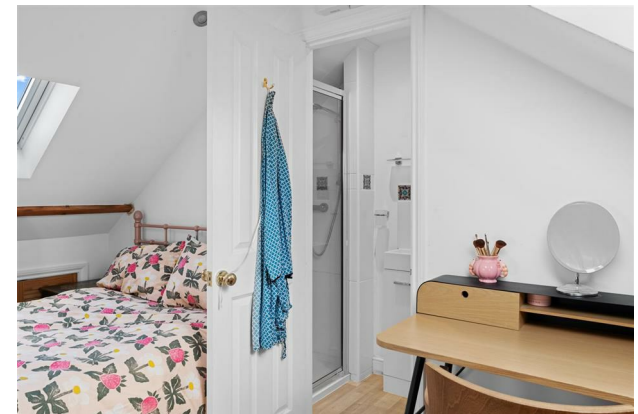
Traditional terrace style garden with pathway leading to the entrance door.

### Rear Garden

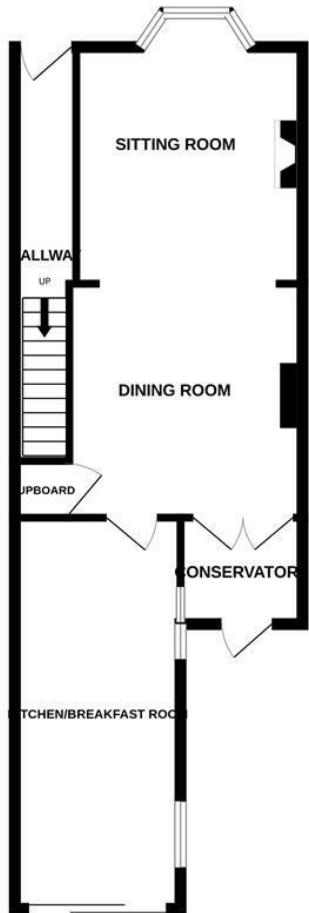
Landscaped South-West facing garden with various plants and shrubs, timber garden shed and gated access to off-road parking.

### Agents Note

Council Tax Band C



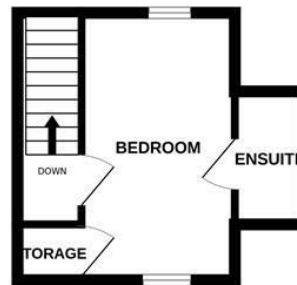
GROUND FLOOR



1ST FLOOR

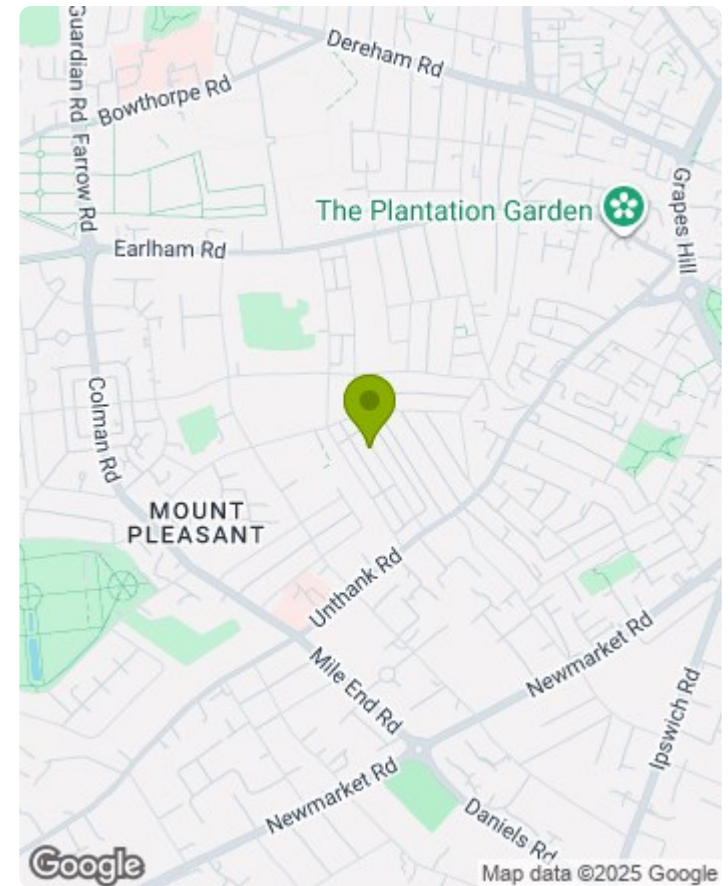


2ND FLOOR



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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                    |           |
|---------------------------------------------|-----------|
| 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 |           |
| 64                                          | 76        |
| 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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