



Patricia Road
Norwich, NR1 2PE
Guide Price £600,000 - £625,000

claxtonbird
residential

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*** Guide Price £600,000 - £625,000 *** ClaxtonBird are delighted to offer this exquisite three-bedroom extended detached house, situated to the south of the city, in the desirable NR1 postcode. Presented in immaculate condition throughout, this property boasts a spacious open-plan kitchen/breakfast room, which serves as the heart of the home, with French doors that seamlessly connect to the garden. The ground floor accommodation also includes two separate reception rooms, a convenient utility room and a newly fitted shower room. Upstairs, you will find three well-proportioned bedrooms and a modern family bathroom, all located off the landing. Additional benefits include driveway parking and a double garage - a key selling point in such a central location. Positioned in a prime location, just a stone's throw away from the City Centre, this property is ideal for those seeking a peaceful retreat set within an urban setting.

Entrance Porch

Glazed entrance door, windows to front and side aspect, internal glazed door to entrance hall.

Entrance Hall

Stairs to first floor, understairs storage cupboard, picture rail, stripped wooden floor and radiator.

Sitting Room 14'8" max into bay x 13'1" max (4.48 max into bay x 3.99 max)

Upvc double glazed bay window to front aspect, double glazed window to side aspect with fitted shutters, fireplace with inset gas fire, picture rail and radiator.

Dining Room 23'7" x 11'6" (7.21 x 3.51)

Two upvc double glazed windows to side aspect, upvc double glazed French doors leading out to the garden, and radiator.

Open Plan Kitchen / Breakfast Room 19'5" max x 26'4" max (5.92 max x 8.04 max)

Fitted kitchen comprising wall and base units with worksurface over, stainless steel one and a half bowl sink with mixer tap, built-in double oven with gas hob and extractor over, built-in dishwasher, space for fridge freezer, spotlights, tiled floor, partial underfloor heating, radiator, Velux window, upvc double glazed windows to rear aspect, upvc double glazed French doors opening out to the garden and personal door to garage. Door to:

Utility Room 6'2" x 8'3" (1.89 x 2.52)

Wall and base units with work surface over, stainless steel sink drainer, plumbing for washing machine, space for dryer, tiled floor, Velux skylight and door to shower room.

Shower Room

Newly fitted suite comprising double shower cubicle with inset shower, low-level WC, wash hand basin, part tiled walls, extractor fan, radiator and upvc double glazed window to side aspect.

First Floor Landing

Upvc double glazed window to side aspect.

Bedroom 15'3" max into bay x 13'1" max (4.67 max into bay x 4.01 max)

Upvc double glazed bay window to front aspect, upvc double glazed window to side aspect with fitted shutters, picture rail, stripped wooden floor and radiator.

Bedroom 11'6" max x 12'5" (3.52 max x 3.80)

Upvc double glazed window to rear aspect, stripped wooden floor and radiator.

Bedroom 6'10" x 7'10" (2.10 x 2.41)

Upvc double glazed window to side aspect and radiator.

Bathroom 8'10" x 8'5" (2.70 x 2.58)

Four-piece suite comprising bath with mixer tap, separate double shower cubicle with inset shower, wash hand basin set in vanity unit with mixer tap, low level WC, extractor fan, spotlights, part-tiled walls and towel rail radiator.

Front Garden

Lawned gardens with pathway leading to the entrance door and driveway parking for two cars leading to the double garage.

Double Garage 17'6" x 18'2" (5.34 x 5.54)

Two up and over doors to front aspect, power, light, water softener and wall-mounted central heating boiler.

Rear Garden

Fully enclosed garden laid predominantly to lawn with two patio seating areas, a variety of mature flower, shrub and tree borders, and side access gate leading to the front of the property.

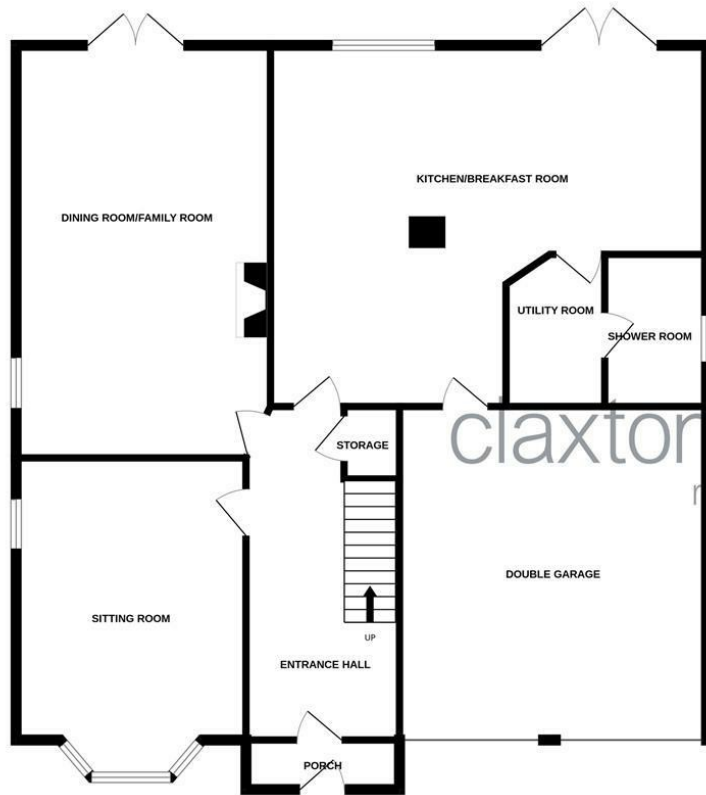
Agents Note

Council Tax Band E

Please note the downstairs shower room is in the process of being fitted.

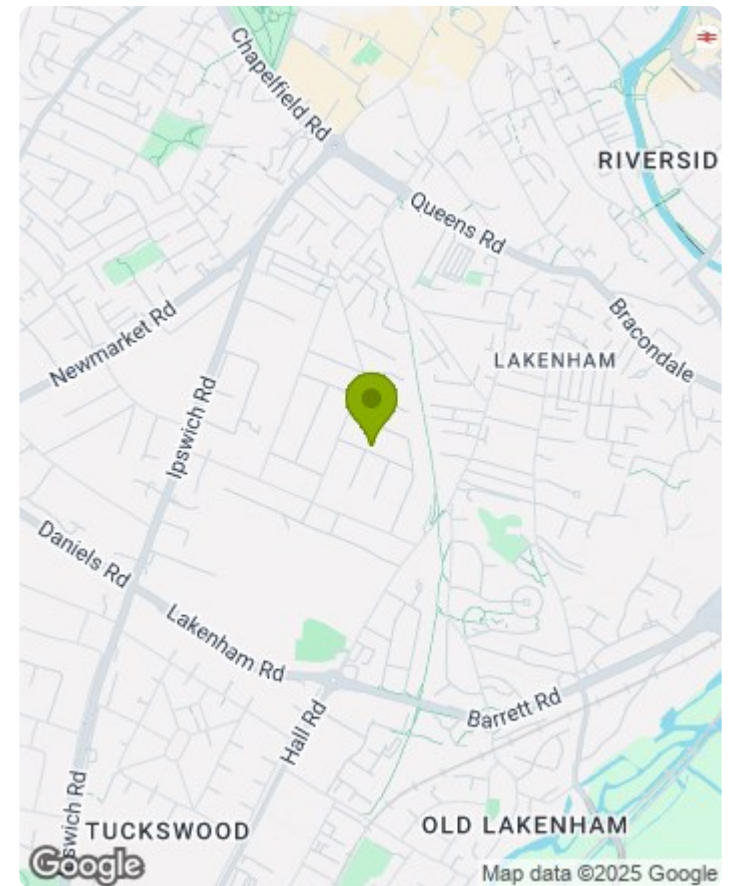
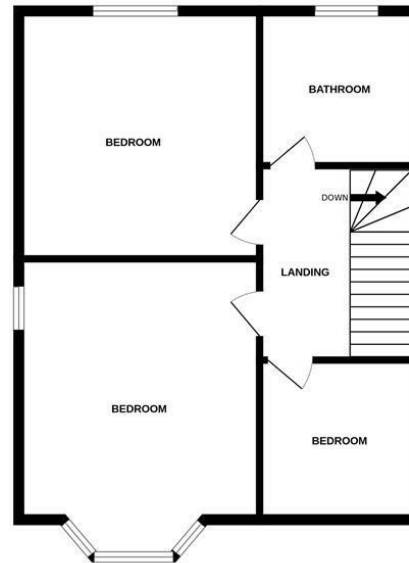


GROUND FLOOR

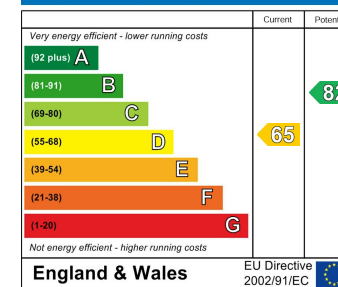
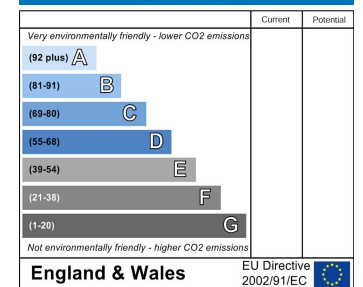


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR



Energy Efficiency Rating

Environmental Impact (CO₂) Rating

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2. 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.

3. 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.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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