



Dover Street
Norwich, NR2 3LQ
Guide Price £400,000 - £425,000

claxtonbird
residential

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*** Guide Price £400,000 - £425,000 *** ClaxtonBird are pleased to present this charming hall entrance terraced house, located in the vibrant Golden Triangle area of Norwich, just off Unthank Road. This property beautifully blends modern living with timeless character, featuring original elements such as decorative mouldings, elegant sash windows, and stripped panel doors. Meticulously maintained and in excellent condition, this home includes a bay-fronted sitting room with a stunning exposed chimney breast and a wood burner, a dining room, a modern shaker-style kitchen with integrated appliances, and a cloakroom on the ground floor. On the first floor, you will find two double bedrooms—one of which has an en-suite shower room—as well as a separate family bathroom and a staircase leading to a second-floor bedroom. Positioned at the heart of the Golden Triangle, this charming terrace is an excellent choice for those seeking a home in a lively community.

Entrance Hall

Part-glazed entrance door with fan light above, stairs to first floor, original corbel, cornice, ceiling rose, stripped wooden floor and radiator.

Sitting Room 15'7" max into bay & recess x 10'3" (4.76 max into bay & recess x 3.14)

Sash bay window to front aspect, exposed chimney breast with feature wood burner, cornice, picture rail, ceiling rose, shelving to recess, stripped wooden floor and Victorian style radiator.

Dining Room 12'10" max into recess x 10'9" (3.93 max into recess x 3.28)

Understairs storage cupboard, feature cast iron fireplace with inset wood burner, picture rail, cornice, ceiling rose, stripped wooden floor, radiator and upvc double glazed French door leading out to the garden.

Kitchen 14'5" x 7'5" (4.40 x 2.27)

Fitted kitchen comprising shaker style wall and base units with wood effect work surface over, ceramic one and a half bowl sink drainer with mixer tap, built in oven with gas hob and extractor over, built in fridge freezer, plumbing for washing machine, space for tumble dryer, part tiled splashbacks, wood effect floor, spotlights and two double glazed windows to side aspect.

Lobby

Double glazed window, tiled floor and double glazed door leading out to the garden.

Cloakroom

Low-level WC, built-in wash hand basin with mixer tap, tiled floor and radiator.

First Floor Landing

Stairs to second floor, storage cupboard with shelving, stripped wooden floor and radiator.

Bedroom 12'2" x 12'11" max (3.72 x 3.95 max)

Sash window to rear aspect, cast iron fireplace with tiled hearth, picture rail, cornice, storage cupboard to recess, stripped wooden floor and radiator. Door to:

En Suite Bathroom 12'10" x 5'4" (3.92 x 1.64)

Three-piece white suite comprising roll top bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, part tiled walls, tiled floorbuilt-in storage cupboards, spotlights, extractor fan, Victorian style radiator and sash window to front aspect.

Bedroom 11'8" + recess x 11'11" max (3.57 + recess x 3.64 max)

Sash window to front aspect, cast iron fireplace with tiled hearth, picture rail, cornice, shelving to recess, stripped wooden floor and radiator.

Shower Room 7'6" x 7'10" max (2.31 x 2.41 max)

Three-piece suite comprising double corner shower cubicle with inset mixer shower, high-level WC, wash hand basin with mixer tap, part tiled walls, tiled floor, airing cupboard housing the gas central heating boiler, picture rail, extractor fan, spotlights, towel rail radiator and sash window to rear aspect.

Second Floor Bedroom 15'9" max x 16'11" max restricted head height (4.82 max x 5.17 max restricted head height)

Velux double glazed windows to front and rear aspect, eaves storage cupboards, feature exposed brick chimney breast, built-in desk, shelving, spotlights, and two radiators.

Front Garden

Walled garden laid to shingle with bin store, hedging and gated Harlequin tiled pathway leading to the entrance door.

Rear Garden

Non bisected walled garden laid predominantly to lawn with Indian sandstone patio providing an ideal outdoor seating area, outside tap, shrub and tree borders, timber storage shed and side access gate to passageway.

Agents Note

Council Tax Band B



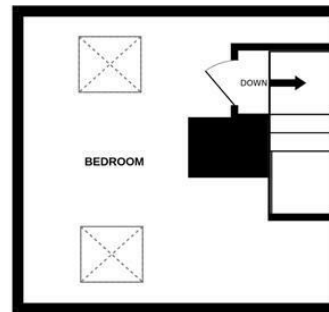
GROUND FLOOR



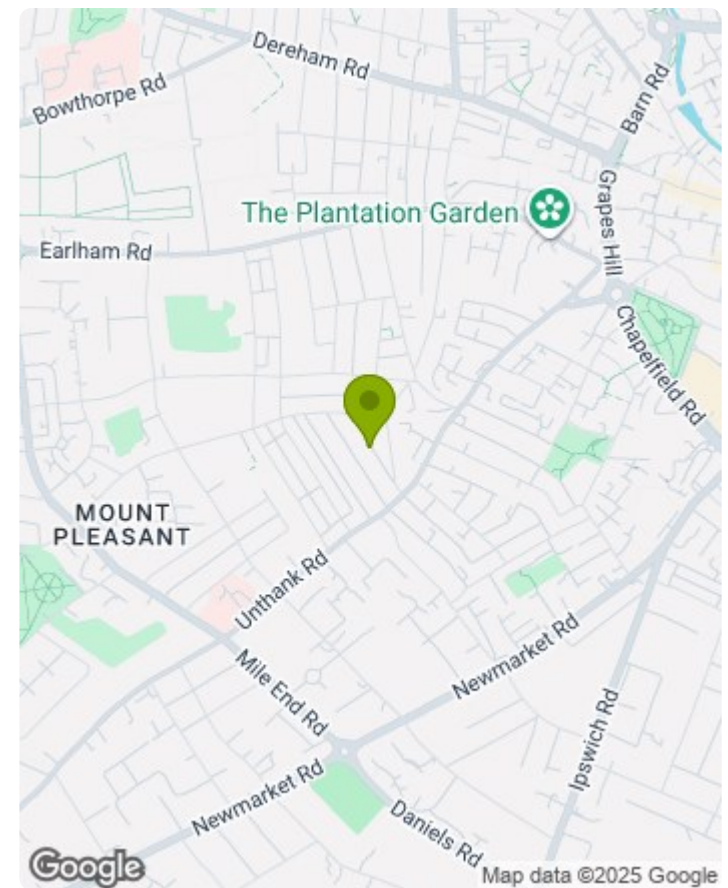
1ST FLOOR



2ND 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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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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.

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