



**Clarendon Road**  
**Norwich, Norfolk NR2 2PW**  
**Guide price £675,000 - £700,000**

**claxtonbird**  
residential

## Clarendon Road, Norwich, Norfolk NR2 2PW

\*\*\* GUIDE PRICE £675,000 - £700,000\*\*\* ClaxtonBird are delighted to offer for sale this stunning Four/five bedroom Victorian residence, located in a sought after location off Unthank Road, within walking distance of a wide range of amenities and services and with the city centre a short walk across Chapelfield Gardens. The property offers light and spacious accommodation bursting with character and period features throughout. In brief the accommodation comprises of entrance hall, utility/store room, Sitting Room, Dining Room and Open plan Kitchen/Breakfast Room on the ground floor, Three Bedrooms, Bathroom and separate Cloakroom on the first floor, with a bedroom and Study/Bedroom Five on the second floor, with gas central heating to radiators throughout. There are well maintained gardens to the front and a beautiful walled garden to the rear. Early viewing is highly recommended to fully appreciate all that this amazing home has to offer.

### Entrance Hall

Light and spacious hallway with entrance door, stripped wooden flooring, door and stairs to cellar, doors to sitting room and dining room, stairs to the first floor.

### Storage/Utility Area

Wall and shelving storage, space and plumbing for washing machine, wall mounted gas central heating boiler.

### Sitting Room 13'10" x 13'4" + bay (4.22m x 4.06m + bay)

A beautiful reception room with with feature fireplace housing cast iron wood burner and with fitted shelving and storage to chimney recess, picture rail, ceiling rose and ornate coving to smooth plastered ceiling, sash bay window to the front aspect, bi fold doors opening to:

### Open Plan Dining Room 13' x 18'2" max (3.96m x 5.54m max)

With feature living flame coal effect gas fire with stone hearth and tiled inset, fitted shelving and storage to chimney recess, radiator and floor to ceiling sash window to the rear garden.

### Kitchen 15'1" x 12'2" (4.60m x 3.71m)

A beautifully presented kitchen offering lots of natural light from the many windows and skylights. The hand built kitchen is fitted with a range of matching base and eye level units with work surfaces over and inset butler sink, central island/breakfast bar, built in dishwasher and space for American style fridge, flagstone flooring with under floor heating, Bi fold doors opening to the walled rear garden.

### Half Landing

Door to Cloakroom, steps to first floor landing.

### Cloakroom

Suite comprising of W.C. and hand wash basin.

### First Floor Landing

Doors to all bedrooms, bathroom and shower room and stairs to the second floor.

### Bedroom One 13'6" x 13'6" (4.11m x 4.11m)

Built in wardrobe and fitted shelving, radiator and sash window to the front.

### Bedroom Two 13'1" x 10'10" (3.99m x 3.30m)

Radiator and sash window to the rear.

### Bedroom Three 10'8" x 10'1" (3.25m x 3.07m)

Radiator and sash window to the rear.

### Bathroom

Suite comprising of corner bath with shower over, vanity unit with hand wash basin and W.C. Heated towel rail and under floor heating, sash window to the front.

### 2nd Floor

### Study 13'9" x 12'5" (4.19m x 3.78m)

Built in eaves storage cupboards, radiator and velux window to the rear. Door to:

### Bedroom Four 15'9" max into eaves x 9'3" (4.80m max into eaves x 2.82m)

Built in eaves storage cupboards, fitted vanity unit, radiator and velux window to the rear.

### Outside

The front garden is low maintenance and enclosed with iron railings with gate and path leading to the property. There is additional storage shed at the side of the property.

To the rear is a fully enclosed and very secluded walled garden laid to lawn with raised beds and borders with a patio providing ideal for 'al fresco' dining and an additional garden store.

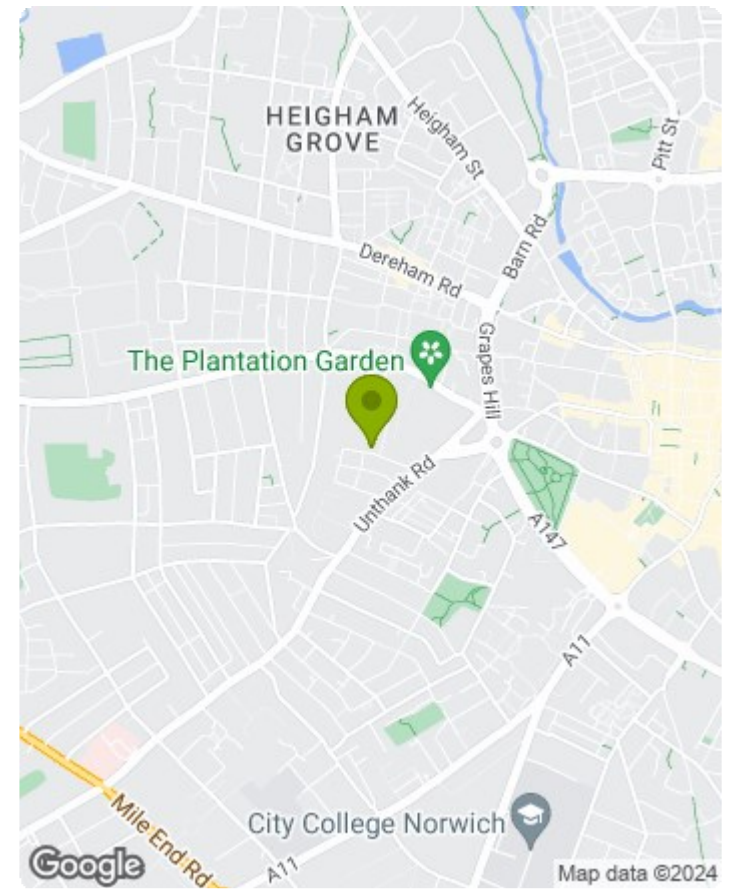
### Agents Note

Council Tax Band D





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.  
Made with Metropix ©2024



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 (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.
- 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.
- 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.
- THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

ClaxtonBird Residential  
134 Unthank Road  
Norwich  
NR2 2RS

Tel: 01603 733002  
Email: [norwich@claxtonbird.co.uk](mailto:norwich@claxtonbird.co.uk)  
[www.claxtonbird.co.uk](http://www.claxtonbird.co.uk)

claxtonbird  
residential

