



**Welsford Road**  
**Norwich, Norfolk NR4 6QD**  
**Guide Price £500,000 - £525,000**

**claxtonbird**  
residential



## Welsford Road, Norwich, Norfolk NR4 6QD

\*\*\* Launch Event Saturday 19th July - Strictly By Appointment \*\*\* Guide Price £500,000 - £525,000 \*\*\* Nestled in the desirable Eaton Rise development, this delightful detached family home presents an exceptional opportunity for those seeking spacious and versatile living. As you step inside, you are greeted by a large entrance hall leading to two reception rooms, kitchen/breakfast room, utility room and ground floor shower room. Upstairs, you will discover three well-proportioned bedrooms, family bathroom and a separate cloakroom off landing. One of the standout features of this property is its open sunny aspect rear garden with mature planting to provide a high degree of privacy. The integral garage provides added convenience, while driveway parking at the front enhances practicality. Additional benefits include gas central heating and double glazing throughout, assuring comfort and energy efficiency all year round. Positioned in a prime location, this delightful home combines the best of suburban living with the convenience of transport links into the City Centre, making it a perfect retreat for those who appreciate both tranquillity and accessibility.

### Entrance Hall 7'6" x 14'11" including stairs (2.29 x 4.56 including stairs)

Double glazed entrance door, upvc double glazed obscured window to front aspect, stairs to first floor, under stairs storage cupboard, engineered oak wooden floor and radiator.

### Sitting Room 14'4" x 14'11" (4.38 x 4.56)

Upvc double glazed windows to front and side aspect, inset electric fireplace with granite hearth and wooden surround, and radiator. Double doors to:

### Dining Room 11'10" x 11'10" (3.63 x 3.63)

Upvc double glazed window to side aspect, space for dining table and chairs, radiator and upvc double glazed French doors leading out into the garden.

### Kitchen / Breakfast Room 11'10" x 9'10" (3.63 x 3.02)

Fitted kitchen comprising wall and base units with roll top work surface over, stainless steel one and a half bowl sink drainer with mixer tap, gas cooker point, plumbing for dishwasher, part tiled splash backs, tiled floor, radiator, upvc double glazed window to rear aspect and door to utility room.

### Utility Room 8'8" max x 14'4" max (2.66 max x 4.37 max)

Wall and base units with work surface over, stainless steel sink drainer with mixer tap, space for American style fridge freezer, plumbing for washing machine, space for worktop dryer, tiled floor, radiator, upvc double glazed window to rear aspect, personal door to garage and upvc double glazed door leading out into the garden.

### Shower Room 4'9" x 5'3" (1.47 x 1.62)

Suite comprising shower cubicle with inset electric shower, low level WC, wash hand basin, tiled floor, extractor fan, radiator and upvc double glazed obscured window to rear aspect.

### First Floor Landing

Upvc double glazed window to side aspect, loft access with pull-down ladder, and radiator.

### Bedroom 15'0" max x 13'0" (4.58 max x 3.98)

Upvc double glazed windows to front and side aspect, built-in wardrobe and radiator.

### Bedroom 12'0" max x 13'5" (3.67 max x 4.11)

Upvc double glazed window to rear aspect, built-in wardrobe and radiator.

### Bedroom 9'1" x 8'11" (2.77 x 2.74)

Upvc double glazed window to front aspect and radiator.

### Bathroom 5'4" x 8'6" (1.64 x 2.60)

Three piece suite comprising bath with shower screen and separate shower over, pedestal wash hand basin with mixer tap, low level WC, part-tiled walls, tiled effect floor, extractor fan, spotlights, radiator, towel rail radiator and upvc double glazed window to rear aspect.

### Cloakroom W.C

Low level WC, pedestal wash hand basin with mixer tap, part tiled walls, tiled effect floor and upvc double glazed window to side aspect.

### Front Garden

Walled garden laid predominantly to lawn with mature shrubs, hedging, pathway to entrance door, and driveway parking for one vehicle leading to the garage.

### Rear Garden

Fully enclosed by fencing and laid predominantly to lawn with a wide variety of mature flowers, shrubs and tree borders, two patio areas providing space for outdoor seating, outside tap, raised beds, timber summerhouse, greenhouse, timber garden shed and gated side access to both sides.

### Garage 18'1" x 9'4" (5.53 x 2.87)

Up and over door, power, light and upvc double glazed window to side aspect.

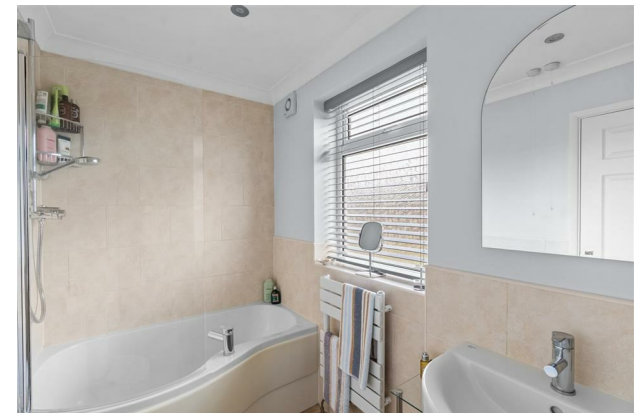
### Agents Note

The central heating boiler has been installed in the loft (2021) and has been serviced yearly.

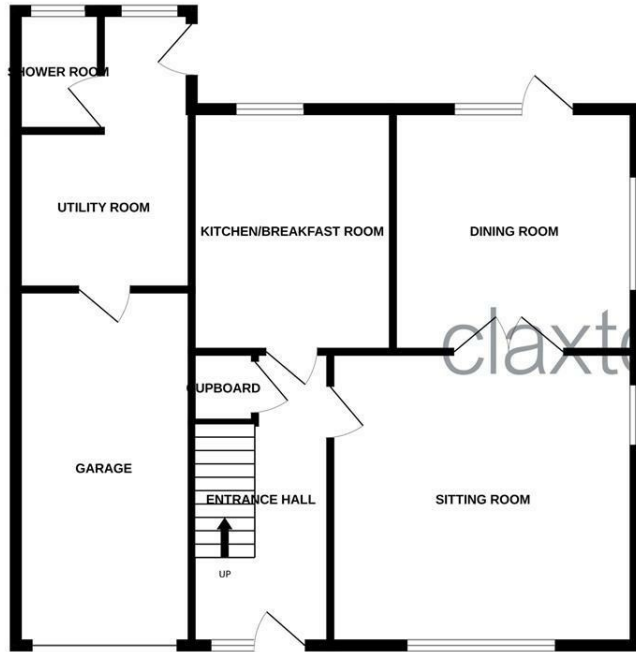
Planning permission granted for Single storey rear extension, two storey side extension and new pitched roof over existing garage.

Ref 22/01453/F Please see website for further information - <https://www.norwich.gov.uk> - planning permission.

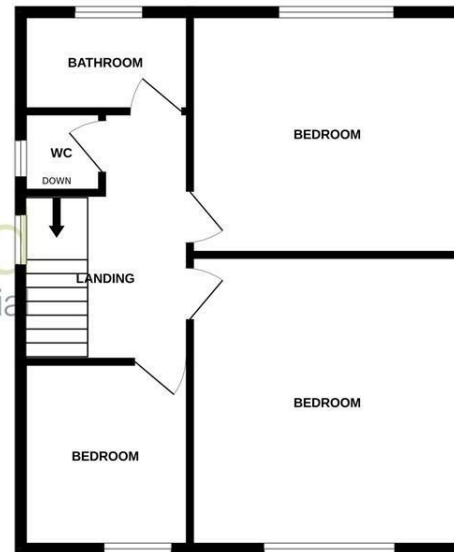
Council Tax Band E



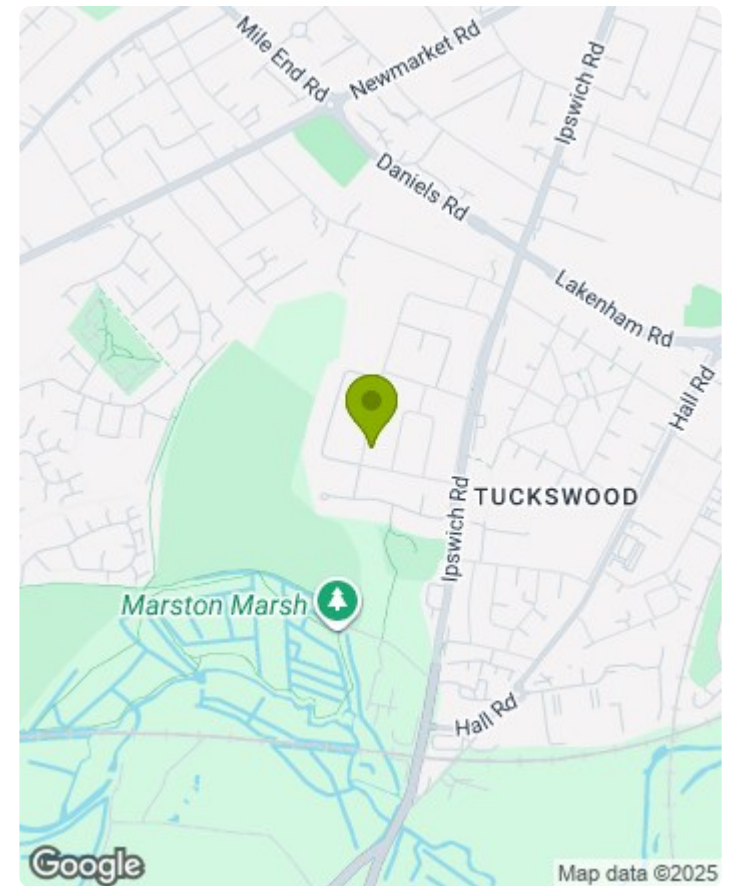
GROUND FLOOR



1ST 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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

1. 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.

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.

5. 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 WHATEVER 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)

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