



Warwick Street
Norwich, Norfolk NR2 3LD
Guide Price £400,000 - £425,000

claxtonbird
residential

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*** Launch Event Saturday 22nd November - Strictly By Appointment Only *** Guide Price £400,000 - £425,000 *** ClaxtonBird are delighted to present this remarkable double-fronted hall entrance Victorian terrace house, located in the desirable Golden Triangle, just off Unthank Road. This exceptional property is ideally situated within easy walking distance of a variety of local amenities, as well as having easy access to the City Centre, the University of East Anglia, and the Hospital. Steeped in character, the home boasts a wealth of original features, such as an exquisite stained glass entrance door, elegant fireplaces, authentic sash windows, and beautiful stripped wooden floors. The spacious accommodation includes a welcoming sitting room highlighted by a large feature bay window, a tasteful dining room complete with fitted cupboards and shelving, and a well-appointed kitchen that offers delightful views over the garden. Additionally, a practical utility room with bi-folding timber doors seamlessly connects to a useful timber workshop. On the first floor, you will find two generously sized double bedrooms and a family bathroom. The expansive landing also presents the exciting potential for an extra bedroom (subject to relevant permissions).

Entrance Hall

Feature stained glass entrance door with stained glass fan light above, dado, picture rail, corbel, stairs to first floor, stripped wooden floor and Victorian-style radiator.

Sitting Room 11'6" max into recess x 16'7" max into bay (3.51 max into recess x 5.07 max into bay)

Large secondary glazed sash bay window to front aspect, open fireplace with tiled inset and hearth, picture rail, stripped wooden floor, feature glass window overlooking the kitchen and Victorian-style radiator.

Dining Room 10'2" max into recess x 13'5" (3.11 max into recess x 4.09)

Large secondary glazed sash window to front aspect, fireplace with tiled hearth, fitted cupboard and shelving to recesses, picture rail, stripped wooden floor and vertical column radiator.

Kitchen 11'6" max x 6'11" max (3.51 max x 2.12 max)

Fitted kitchen comprising base units with worktop over, double butler sink with mixer tap, gas cooker point with extractor above, built-in original pantry cupboard with shelving, under-stairs storage cupboard with dishwasher, feature cast iron fireplace with tiled hearth, shelving, spotlights, sash window to rear aspect and glazed stable door leading out to the garden

Utility Room 7'11" x 7'4" max (2.43 x 2.25 max)

Plumbing for washing machine, space for freezer, shelving, tiled floor and glazed timber bi-folding doors leading to the workshop.

Workshop 7'8" x 8'2" (2.36 x 2.49)

Timber-built workshop with double glazed windows and door leading into the garden.

First Floor Landing 13'10" max + recess x 6'11" (4.23 max + recess x 2.12)

Two sash windows to rear aspect, picture rail, cupboard housing the wall-mounted central heating boiler, and Victorian-style radiator.

Bedroom 12'10" max into recess x 13'5" (3.92 max into recess x 4.11)

Secondary glazed sash window to front aspect, feature cast iron fireplace with tiled hearth, fitted triple wardrobes to recess, picture rail and Victorian-style radiator.

Bedroom 13'4" x 11'5" max (4.08 x 3.49 max)

Secondary glazed sash window to front aspect, feature cast iron fireplace with tiled hearth, part pannelled walls, fitted triple wardrobe to recess, picture rail, and Victorian style radiator.

Bathroom 11'6" max x 6'11" max (3.51 max x 2.11 max)

Three-piece suite comprising panel bath with mixer tap, shower attachment, shower screen and separate overhead shower, wash-hand basin set on vanity unit with mixer tap, low-level WC, part-tiled walls, shelving, stripped wooden floor, towel rail radiator and two windows to rear aspect.

Front Garden

Walled and railed garden with hedge borders and Harlequin tiled pathway leading to the entrance door.

Rear Garden

Enclosed larger than average non-bisected rear garden laid predominately to lawn with brick block patio seating area, variety of flowers, shrub and hedge borders, further seating area and gated access to the passageway.

Agents Note

Council Tax Band C

The property has the potential to create a third bedroom using some of the landing space (subject to relevant permissions)

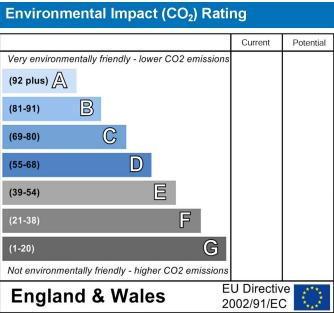
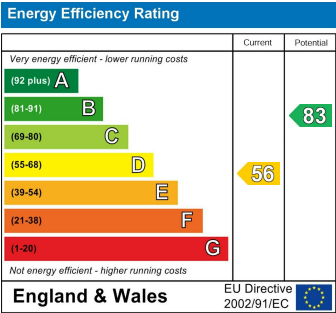


GROUND FLOOR

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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