



46 Clarendon Road, Norwich

Guide Price £625,000

websters.



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Norwich, Norwich

Coming to the market for the first time in over 40 years, Websters Estate Agents are delighted to offer this over the passage, hall entrance end of terrace period home in need of full modernisation and situated on one of the most coveted roads within Norwich's Golden Triangle.

The substantial property, offering a wealth of space and charm, is in need of some cosmetic upgrading but offers a spacious and private rear garden and has a versatile layout throughout.

Offered with no onward chain, the property comprises; sitting room, dining room, cellar, wet room, kitchen / breakfast room, three double bedrooms, bedroom / study, family bathroom and a further study.

Council Tax band: D

Tenure: Freehold



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Entrance Hall

Solid front door with fan light over, carpeted stairs to the first floor, further doors to the sitting room, dining room, kitchen / breakfast room, wet room and cellar, floor laid to carpet, radiator and corbel arch.

Sitting Room

15' 6" x 13' 11" (4.73m x 4.25m)

Electric fireplace with tiled hearth, ceiling rose, picture rails, floor laid to carpet, cornicing, radiator, bay fronted sash windows to the front aspect and large sliding door to dining room.

Dinning Room

13' 3" x 11' 0" (4.05m x 3.35m)

Large sash window to the rear aspect, picture rails, ceiling rose, floor laid to carpet, cornicing and a radiator with a further door to the kitchen / breakfast room.

Kitchen / Breakfast Room

22' 2" x 13' 2" (6.76m x 4.01m)

Comprising a range of wall and base units with wooden work tops, free standing electric cooker, tiled splash back, inset one and a half bowl stainless steel sink with mixer tap and drainer, laminate flooring and floor laid to carpet, radiator, large velux window, space for fridge - freezer, large pantry cupboard, space and plumbing for slim line dish washer, part double glazed door to the rear garden and double glazed corner casement windows to the rear and side aspects.

Wet Room

Wall mounted shower unit, low set WC, wall mounted hand wash basin, tiled walls, extractor fan and Polysafe Hydro flooring.

First Floor Landing

Doors to two bedrooms, third bedroom / study, cloakroom and bathroom, carpeted stairs to the second floor, floor laid to carpet and a radiator.

Bedroom One

13' 7" x 15' 5" (4.13m x 4.71m)

Large double bedroom with large fitted wardrobes, sash window to the front aspect, radiator and floor laid to



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Bedroom Two

13' 3" x 11' 1" (4.04m x 3.37m)

Double bedroom with a sash window to the rear aspect, built in storage cupboard, radiator and floor laid to carpet.

Bedroom Three / Study

6' 5" x 7' 10" (1.96m x 2.39m)

Sash window to the front aspect, under stairs storage space, floor laid to carpet, picture rails and a radiator.

Bathroom

9' 10" x 10' 10" (2.99m x 3.31m)

Large bathroom with a panel bath with tiled backing, low set WC, pedestal hand wash basin with tiled splash back, bidet, wall mounted gas boiler, radiator, laminate flooring, large storage cupboard and a sash window to the rear aspect.

Cloakroom

Low set WC, laminate flooring and a corner wall mounted hand wash basin with tiled splash back.

Second Floor Landing

Door to fourth bedroom and access to study, floor laid to carpet, built in storage cupboard, radiator and a study nook.

Bedroom Four

16' 1" x 9' 8" (4.90m x 2.95m)

Double bedroom with a casement window to the rear aspect, floor laid to carpet, radiator and a built in storage cupboard.

Study

8' 4" x 8' 5" (2.53m x 2.56m)

Eaves storage, radiator, floor laid to carpet and a velux window.

Cellar

16' 6" x 4' 10" (5.02m x 1.48m)

Power and lighting with storage recess.

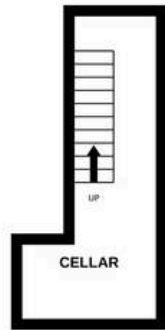
Garden

A spacious rear garden that is mainly laid to lawn and patio with mature shrub and tree borders with side gate access. To the front is a well maintained and mature enclosed space with further shrubs and gated access leading to the storm porch by the front door. There is also storage under the passage next to the front door.

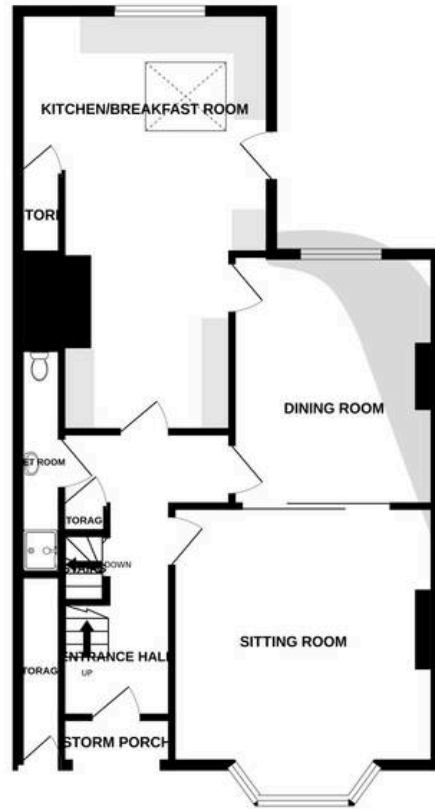
- Rarely Available And Spacious Over The Passage And Hall Entrance Victorian Home
- Three Double Bedrooms And Fourth Bedroom / Study
- Two Generous Reception Rooms And Kitchen / Breakfast Room
- No Onward Chain
- Highly Sought After Location
- Cellar
- Private And Spacious Rear Garden
- Two Bathrooms And Separate Cloakroom
- In Need Of Modernisation



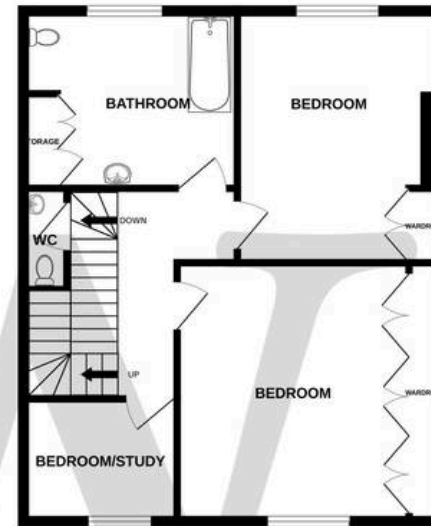
BASEMENT



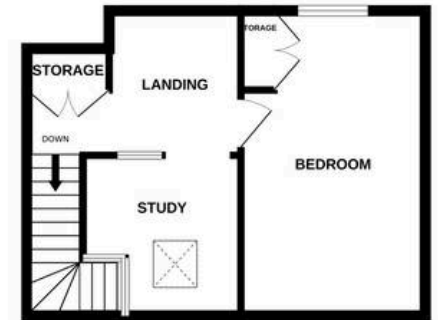
GROUND FLOOR



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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