



Bowthorpe Road
Norwich, Norfolk NR2 3TW
Guide Price £230,000 - £240,000

claxtonbird
residential

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*** Launch Event Saturday 19th July - Strictly By Appointment *** Guide Price £230,000 - £240,000 *** ClaxtonBird are excited to present this charming Victorian terrace house, ideally located in the sought-after NR2 postcode to the West of the city. This property is in excellent condition and offers a perfect blend of classic charm and modern convenience. The bright and airy sitting room showcases the original fireplace, adding warmth and character, while the dining room seamlessly opens into a stylishly modern fitted kitchen. Completing the ground floor accommodation is the convenient utility room / cloakroom. Upstairs, the home features two spacious double bedrooms, including a master suite with a contemporary en-suite bathroom. Additional benefits include gas central heating, upvc double glazing and a generously sized bisected garden. This property is positioned within easy access to the City Centre of Norwich, making it the ideal choice for those seeking urban living.

Entrance Porch 2'10" x 3'5" (0.87 x 1.05)

Upvc double glazed entrance door, upvc double glazed window to side aspect and tiled floor.

Sitting Room 11'10" max to recess x 11'4" (3.63 max to recess x 3.46)

Upvc double glazed sash look window to front aspect, feature cast iron fireplace with tiled inset, tiled hearth and wood surround, fitted shelving to recess, ceiling rose and radiator.

Dining Room 14'1" max to understairs area x 11'10" max to rece (4.31 max to under stairs area x 3.63 max to recess)

Feature cast iron fireplace with surround, ceiling rose, under stairs storage area with worktop and cupboards, wood effect floor and radiator.

Rear Lobby 3'4" x 4'8" (1.04 x 1.43)

Glazed door leading out into the garden, shelving and wood-effect floor.

Kitchen 10'0" x 6'7" (3.05 x 2.03)

Fully fitted kitchen comprising wall and base units with wood effect work surface over, one and a half bowl stainless steel sink drainer with mixer tap, built in stainless steel oven, microwave, gas hob and canopy extractor, part tiled splash backs, plumbing for dishwasher, wood effect floor, brushed chrome sockets, spotlights and upvc double glazed window to side aspect.

Utility / Cloakroom 5'6" x 6'7" (1.68 x 2.03)

Fitted base units with wood effect work surface over, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, tall storage cupboard, low level WC, tiled splash backs, extractor fan, brushed chrome sockets,

wood effect floor, chrome towel rail radiator and upvc double glazed window to side aspect.

First Floor Landing

Loft access.

Bedroom 11'10" max to recess x 11'4" (3.62 max to recess x 3.47)

Upvc double glazed sash look window to front aspect, over stairs storage cupboard and radiator.

Bedroom 11'11" max into recess x 11'3" (3.64 max into recess x 3.44)

Upvc double glazed sash look window to rear aspect and radiator. Door to:

En Suite Bathroom 9'4" x 6'6" (2.87 x 2.00)

Four-piece suite comprising panel bath with mixer tap and shower attachment, double shower cubicle with inset shower, low level WC, wash hand basin set in vanity unit with mixer tap, part-tiled walls, part panelled walls, wood effect floor, extractor fan, spot lights, airing cupboard housing the gas central heating boiler, chrome towel rail radiator and upvc double glazed window to rear aspect,

Front Garden

Traditional walled front garden laid predominantly to shingle with pathway leading to the entrance door.

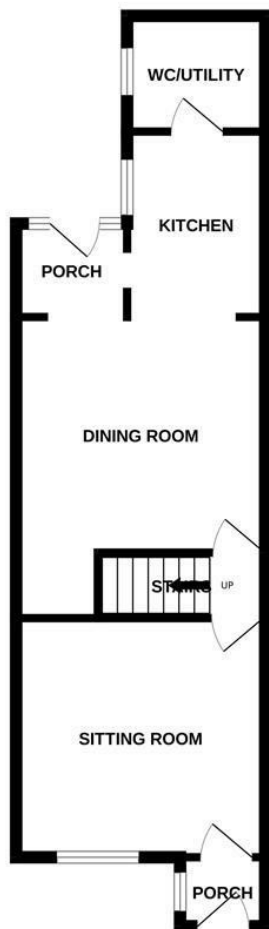
Rear Garden

Larger than average bisected garden laid predominantly to lawn and enclosed by fencing with patio seating area and timber shed.

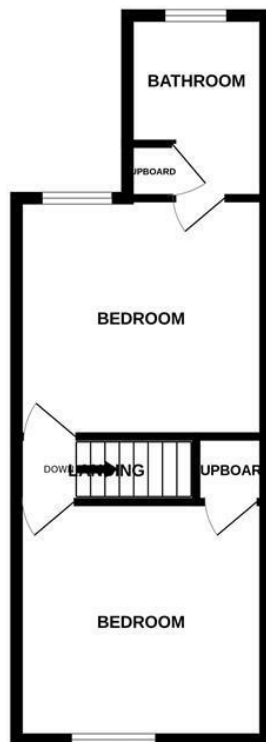
Agents Note

Council Tax Band A

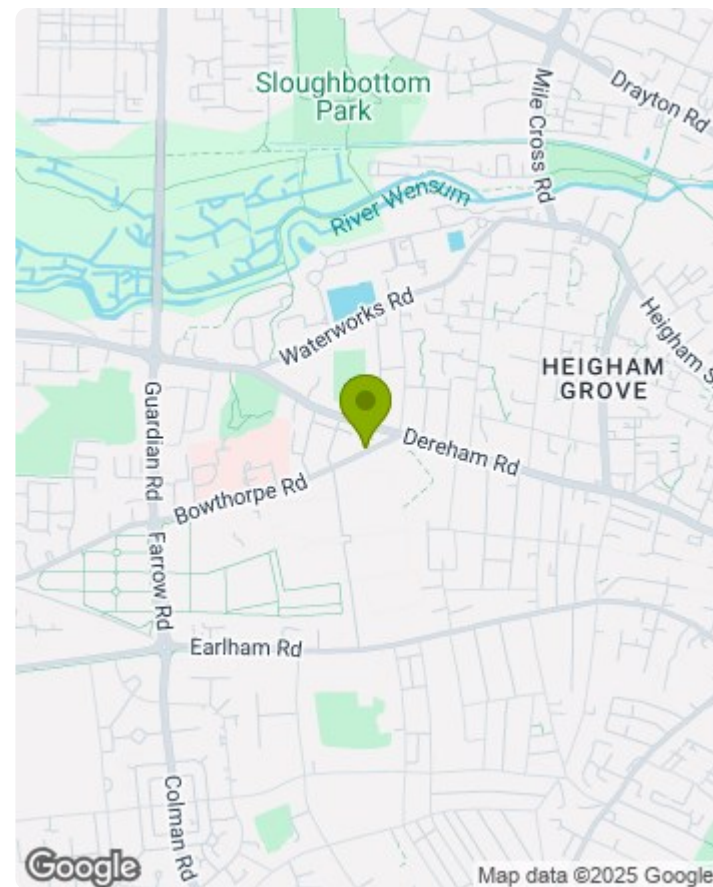




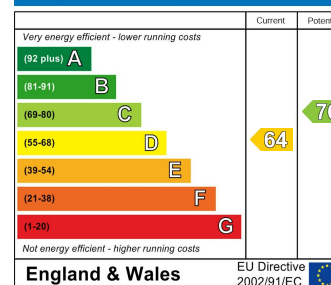
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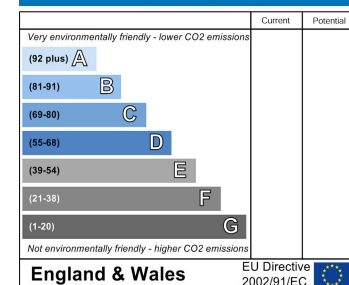
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Environmental Impact (CO₂) Rating



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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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