

Grove Walk
Norwich, NR1 2QQ

Guide Price £650,000

claxtonbird
residential

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ClaxtonBird are pleased to offer this exceptional semi-detached house, offering a rare and unique opportunity for those seeking a spacious family home. Set on a generous corner plot, the property features an impressive wrap-around garden, providing driveway parking, a fantastic landscaped rear garden, and a pitched-roof timber store. The internal accommodation offers generous living space throughout, featuring an inviting entrance hall, two large reception rooms, a modern fitted kitchen/breakfast, ground floor office/bedroom, a convenient wet room, separate WC, and utility on the ground floor. The first floor features four well-proportioned bedrooms, complemented by a modern bathroom designed to accommodate the needs of a growing family. This home offers flexibility with two separate entrances, making it ideal for multi-generational living or for individuals needing a dedicated workspace. Located just a short distance from the City Centre, this property combines the tranquillity of suburban living with the convenience of urban amenities. With its impressive layout and generous accommodation, this larger-than-average home is a rare find in a desirable location.

Entrance Porch
Double glazed entrance door, upvc double glazed window to front aspect, coat hooks, fitted shoe storage, tiled floor and radiator.

Side Lobby
Double glazed door and tiled floor.

Cloakroom
High level WC, wash hand basin set in vanity unit with mixer tap, tiled floor, radiator and Crittal window.

Office / Bedroom 7'10" x 18'0" (2.40 x 5.51)
Upvc double glazed windows to front and side aspect, loft access, stripped wooden floor and radiator.

Entrance Hall 13'3" max x 12'1" max (4.04 max x 3.70 max)
Entrance door, Crittal window to side aspect, stairs to first floor, understairs storage cupboard, picture rail, stripped wooden floor and radiator.

Sitting Room 12'11" x 16'11" (3.95 x 5.18)
Upvc double glazed windows and French doors leading out into the garden, fireplace with tiled hearth, picture rail, panelled ceilings, stripped wooden floor and two vertical radiators.

Dining Room 12'11" max into recess x 17'5" max into bay (3.94 max into recess x 5.33 max into bay)
Large upvc double glazed bay window to front aspect, picture rail, panelled ceilings, stripped wooden floor and radiator.

Kitchen / Breakfast Room 14'4" max x 12'0" max (4.38 max x 3.66 max)
Modern fitted kitchen comprising wall and base units with worksurface over, sink drainer with mixer tap, Range cooker with canopy extractor over, space for fridge freezer, plumbing for dishwasher, large walk-in pantry cupboard, wall mounted central heating boiler, shelving, tiled splashbacks, brushed chrome sockets, spotlights, tiled floor, vertical radiator, upvc double glazed window to rear aspect, and upvc double glazed door leading out into the garden.

Utility Room / Lobby 6'1" max x 18'11" (1.87 max x 5.78)
Base units with work surfaces over, stainless steel sink drainer with mixer tap, plumbing for washing machine, tiled splashbacks, radiator, upvc double glazed windows to side and rear aspects, and upvc double glazed door leading out into the garden.

Wet Room 7'11" x 2'4" (2.42 x 0.72)
Built-in low-level WC, wash hand basin set in vanity unit, electric shower, panelled walls, spotlights, extractor fan, radiator and upvc double glazed window to rear aspect.

First Floor Landing
Two Velux windows to front aspect, eaves storage cupboard, airing cupboard housing the water cylinder, loft access with pull-down ladder, and doors to all first-floor rooms.

Bedroom 11'9" to chimney breast x 17'6" into bay (3.60 to chimney breast x 5.35 into bay)
Upvc double glazed bay window to front aspect, two fitted wardrobes to recess, built-in dressing table, wash hand basin set in vanity unit with mixer tap, picture rail, panelled ceilings and vertical radiator.

Bedroom 12'10" x 16'11" (3.93 x 5.16)
Upvc double glazed window to rear aspect, picture rail, panelled ceilings, wash hand basin with mirrored cabinet above, and vertical radiator.

Bathroom 6'2" x 8'2" (1.88 x 2.51)
Three-piece white suite comprising corner bath with mixer tap and electric shower over, wash hand basin set in vanity unit with mixer tap, low-level WC, part-tiled walls, tiled floor, spotlights, chrome towel rail radiator and upvc double glazed windows to side aspect.

Bedroom 8'8" x 6'10" (2.66 x 2.09)
Upvc double glazed window to side aspect, panelled ceilings, picture rail and radiator.

Bedroom 12'0" x 10'5" max (3.66 x 3.18 max)
Upvc double glazed window to rear aspect, panelled ceiling, picture rail, wash hand basin set in vanity unit with mixer tap and vertical radiator.

Front Garden
Offering shingled driveway parking for numerous cars, with lawned area and double gated leading to a further shingled side garden, allowing for further parking if required, with shrub, tree and flower borders.

Rear Garden
Landscaped garden laid predominantly to lawn with large block-stone patio seating area, wide variety of flower and shrubs, large timber store and shingled pathway.

Timber Store 15'11" x 9'9" (4.86 x 2.98)
Power, light and window overlooking the garden.

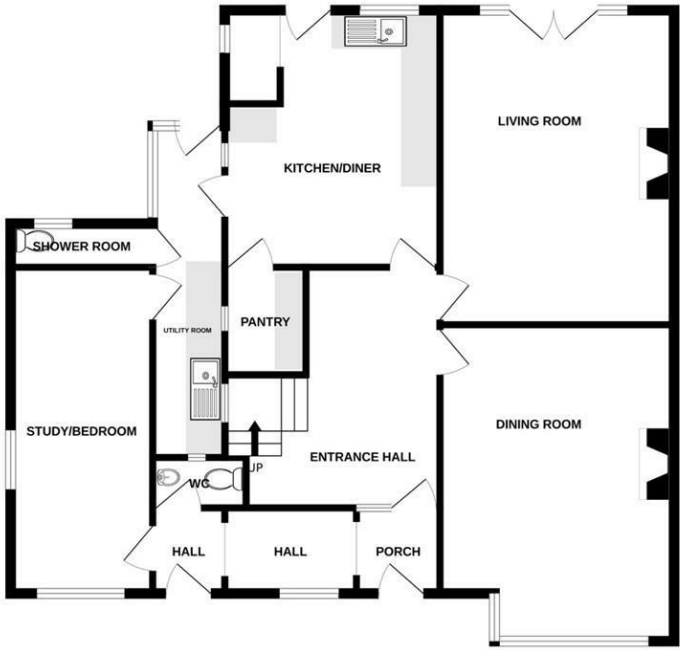
Agents Note
Council Tax Band E



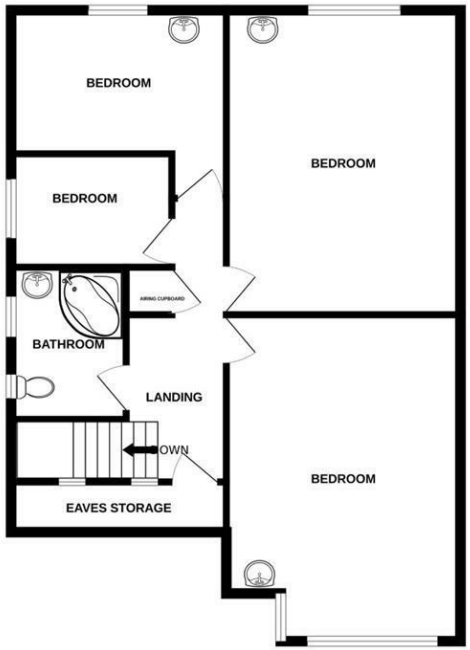




GROUND FLOOR

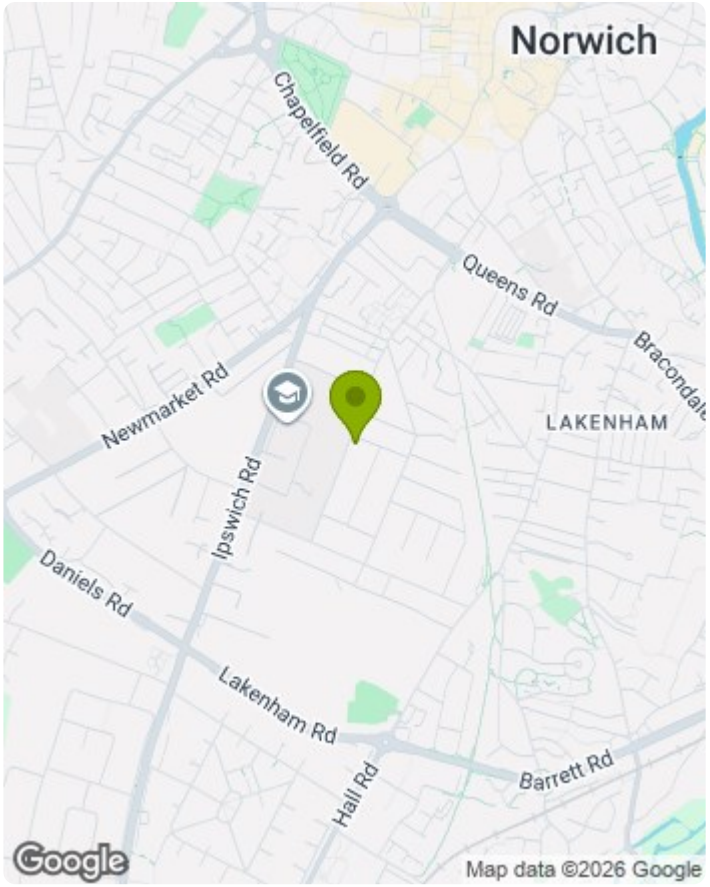


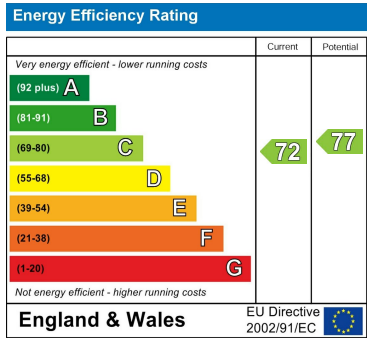
1ST FLOOR



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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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