

Dover Street
Norwich, NR2 3LG

Guide price £290,000

claxtonbird
residential

Dover Street, Norwich, NR2 3LG

ClaxtonBird are pleased to present this charming Victorian terrace house, boasting a handsome bay frontage, ideally located in the sought-after Golden Triangle. This impressive three-bedroom property offers a perfect blend of classic character and modern comfort, showcasing beautiful original features such as fireplaces, stripped wooden floors, and decorative mouldings. In brief, the accommodation comprises two spacious reception rooms, a stylish fitted kitchen, and a bathroom on the ground floor. On the first floor, the layout includes two well-proportioned double bedrooms and a versatile third room that could serve as a study. Outside, you will discover a larger-than-average landscaped garden, an ideal retreat for escaping the hustle and bustle of city life.

Sitting Room 11'8 + bay x 11'3 (3.56m + bay x 3.43m)
Sash window to front aspect, feature fireplace, ceiling rose, picture rail, cornicing, stripped wooden floor and radiator.

Lobby
Stairs to first floor.

Dining Room 11'7 x 11'9 (3.53m x 3.58m)
Sash window to rear aspect, understairs storage cupboard, decorative fireplace, stripped wooden floors, and radiator. Open arch to:

Kitchen 10'10 x 6'8 (3.30m x 2.03m)
Fitted kitchen comprising a range of wall and base units with work surfaces over, butler sink with mixer tap, oven with hob over, wall-mounted gas central heating boiler, window to side aspect and door leading out to the garden.

Bathroom
White suite comprising bath with rainfall shower over, wash hand basin set in vanity unit, WC, chrome towel rail and window to side aspect.

First Floor Landing

Bedroom 12'0 x 11'2 (3.66m x 3.40m)
Sash window to front aspect, decorative cast iron fireplace, built-in cupboard and radiator.

Bedroom 12'0 x 11'0 (3.66m x 3.35m)
Sash window to rear aspect, decorative cast iron fireplaces, and radiator. Door to:

Bedroom 11'1 x 6'7 (3.38m x 2.01m)
Window to rear aspect and radiator.

Front Garden
Traditional terrace style garden with pathway leading to the entrance door.

Rear Garden
Larger-than-average rear garden laid to shingle and lawn, with patio seating area.

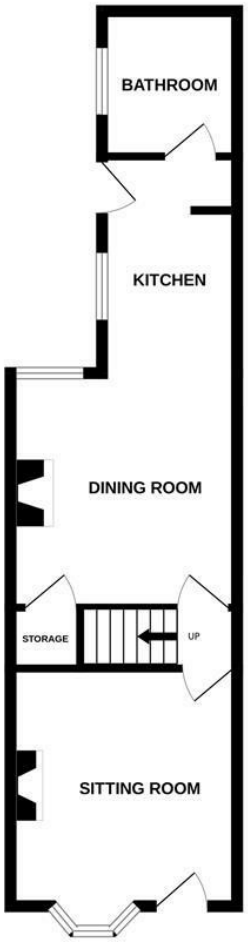
Agents Note
Council Tax Band B



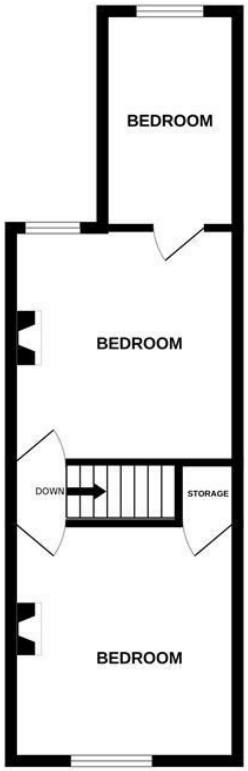




GROUND FLOOR

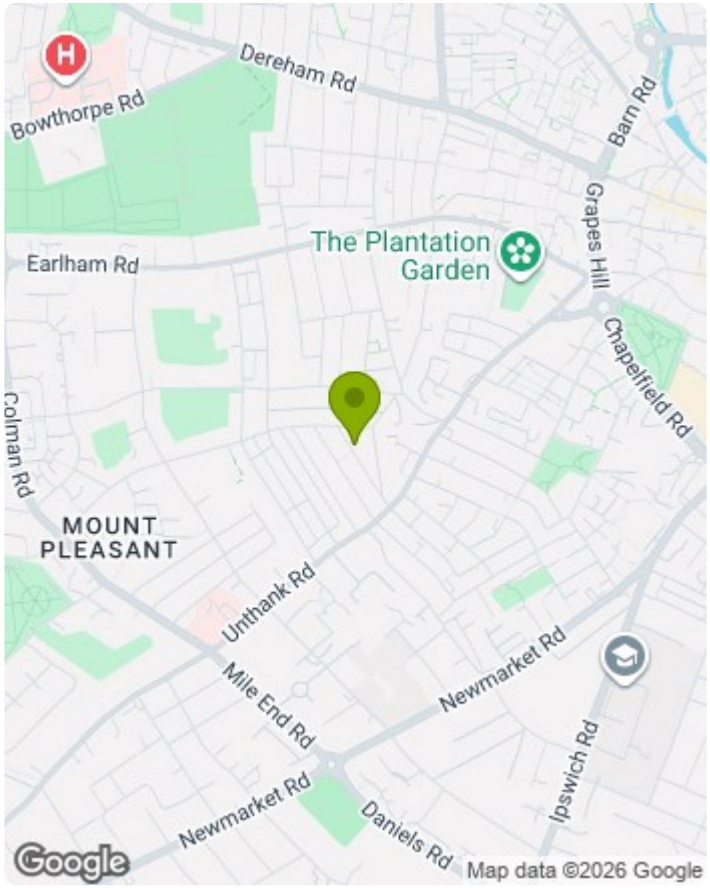


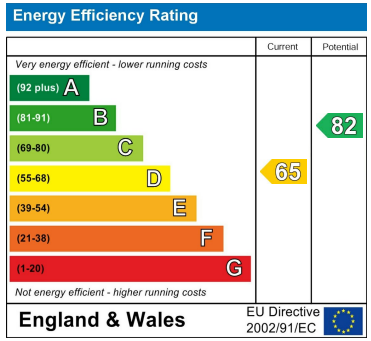
1ST FLOOR



claxtonbird residential

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.
Made with Metropix ©2026





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
www.claxtonbird.co.uk

claxtonbird residential




BON
JOUR



