

Caernarvon Road
Norwich, NR2 3HY

Guide Price £250,000 - £260,000

claxtonbird
residential

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*** Guide Price £250,000 - £260,000 *** Nestled within the highly desirable Golden Triangle, this charming over-the-passage Victorian terrace beautifully combines period character with modern-day comfort. Upon entering, you are welcomed by two inviting reception rooms, featuring attractive stripped wooden floors that create a seamless flow throughout the ground floor. The well-appointed kitchen provides direct access to the non-bisected rear garden, offering an ideal setting for outdoor dining and entertaining, while a practical bathroom completes the ground floor accommodation. Upstairs, the property benefits from two larger-than-average double bedrooms, a particular advantage of the over-the-passage design, with the principal bedroom enjoying the convenience of an en-suite shower room. Perfectly positioned within easy reach of a wealth of local amenities, highly regarded schools, and Norwich city centre, this attractive home presents an excellent opportunity.



Sitting Room 11'6" max into recess x 11'5" (3.52 max into recess x 3.49)
Glazed entrance door with fanlight above, upvc double glazed sash look window to front aspect, fireplace with tiled inset and wooden surround, picture rail, stripped wooden floor and radiator.

Dining Room 11'6" max to recess x 11'4" (3.51 max to recess x 3.47)
Upvc double glazed sash look window to rear aspect, understairs storage cupboard, shelving to recess, picture rail, stripped wooden floor and radiator.

Kitchen 9'11" x 6'4" (3.04 x 1.94)
Fitted kitchen comprising wall and base units with solid block wooden work surface over, stainless steel sink drainer with mixer tap, built-in oven with gas hob and extractor hood, plumbing for washing machine, space for fridge freezer, tiled splashbacks, tiled effect floor, wall-mounted central heating boiler, sash look window to side aspect and double glazed door leading out to the garden.



Bathroom 5'7" x 6'2" (1.72 x 1.90)
Three piece suite comprising panel bath with mixer tap, shower screen and shower over, WC, pedestal wash hand basin with mixer tap, part-tiled walls, extractor fan, chrome towel rail radiator, and upvc double glazed window to side aspect.

First Floor Landing

Bedroom 11'5" x 13'6" max into recess (3.49 x 4.14 max into recess)
Two upvc double glazed sash look window to front aspect, overstairs storage cupboard, stripped wooden floor and radiator.

Bedroom 13'6" max x 11'6" (4.13 max x 3.51)
Upvc double glazed sash look window to rear aspect, overstairs storage cupboard, stripped wooden floor and radiator.

En Suite Shower Room 9'10" x 6'7" (3.00 x 2.01)
Suite comprising double shower cubicle with inset electric shower, wash hand basin set in vanity unit with mixer tap, low-level WC, tiled splashbacks, tiled-effect floor, airing cupboard, extractor fan, towel rail radiator and upvc double glazed sash look window to rear aspect.



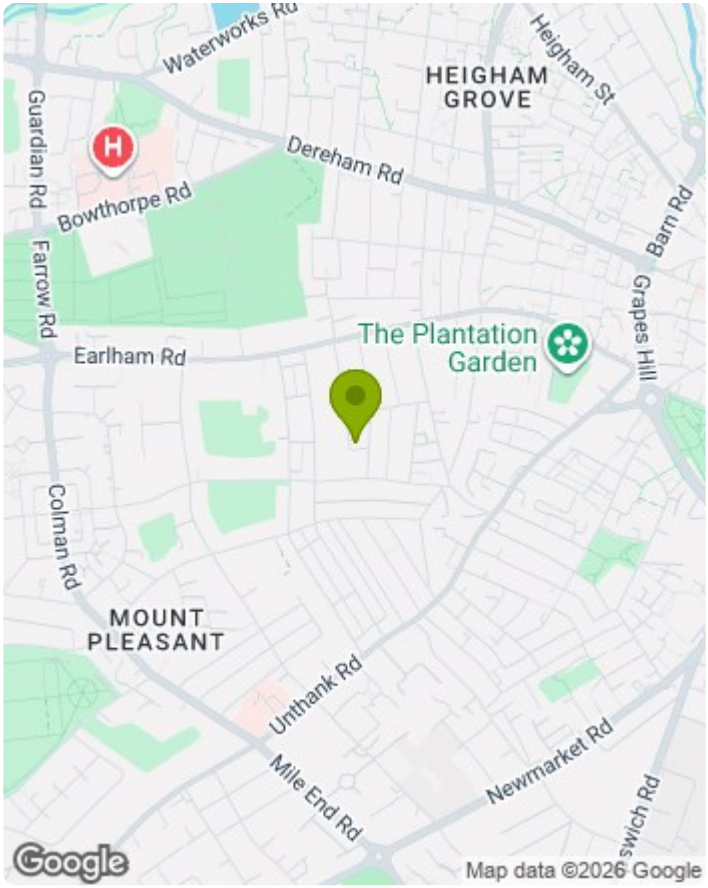
Front Garden
Traditional terrace style garden with tiled pathway leading to the entrance door.

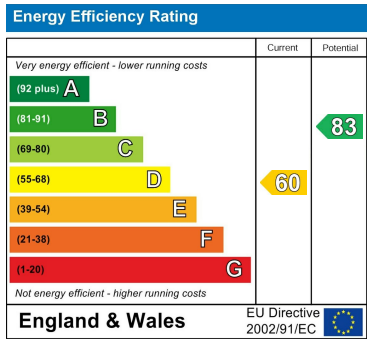
Rear Garden
Non-bisected garden laid to patio providing an ideal outdoor seating area, shrub and tree borders, summerhouse, outside tap and gated access to passage.

Agents Note
Council Tax Band B



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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