



Bury Street
Norwich, NR2 2DL
Guide Price £325,000 - £350,000

claxtonbird
residential

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*** Launch Event Saturday 21st February - Strictly by Appointment Only *** Guide Price: £325,000 - £335,000 *** ClaxtonBird are pleased to present this charming part-over-passage terrace house, meticulously maintained throughout and situated in a highly desirable location. At the heart of the home is a spacious kitchen with shaker-style cabinetry, flowing effortlessly into an inviting dining room featuring a beautiful stained glass window. With striking details like stripped wooden doors and floors, this home radiates warmth and character. The double-glazed sash windows enhance energy efficiency while preserving the period aesthetic. The cosy sitting room, complete with a cast-iron wood burner, offers a perfect retreat. Step outside to the south-facing courtyard garden with a timber summerhouse, ideal for enjoying the sun or hosting summer gatherings. Combining historic charm with modern convenience, this wonderful home is ideal for those wishing to settle in a vibrant community.

Sitting Room 11'9 x 10'8 (3.58m x 3.25m)

Entrance door, double glazed sash style window to front aspect, cast-iron wood burner with beam and slate hearth, and radiator.

Lobby

Stairs to first floor and radiator.

Dining Room 12'1 x 10'4 (3.68m x 3.15m)

Stained glass window to side aspect, double glazed sash window to rear aspect, built-in understairs storage cupboard and decorative exposed brick fireplace. Open to:

Kitchen 11'9 x 7'10 (3.58m x 2.39m)

Larger than average fitted kitchen comprising a range of base units with timber block work surface over, inset butler sink with mixer tap, freestanding Range-style dual fuel cooker with extractor hood over, plumbing for washing machine, space for fridge freezer, a built-in pantry cupboard and double glazed window to side aspect.

Rear Lobby

Double glazed stable door leading out to the garden, and built in cupboard housing the gas central heating boiler.

Bathroom

White suite comprising bath, separate shower cubicle, pedestal wash hand basin, WC, part tiled walls, upright radiator and double glazed window to side aspect.

First Floor Landing

Bedroom 15'5 x 10'8 (4.70m x 3.25m)

Larger than average bedroom with sash style window to front aspect, stripped wooden floor and radiator.

Bedroom 12'1 x 10'5 (3.68m x 3.18m)

Double glazed sash window to rear aspect, built-in storage cupboard, stripped wooden floor and radiator. Door to:

Bedroom 11'8 x 7'9 (3.56m x 2.36m)

Double glazed window to rear aspect, stripped wooden floor and radiator.

Front Garden

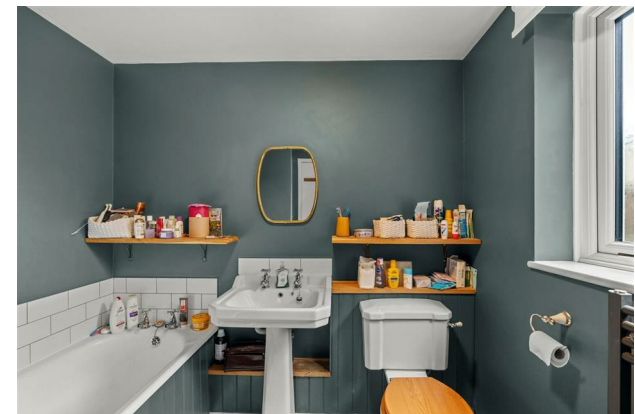
Traditional terrace style garden with bike shed and pathway leading to the entrance door.

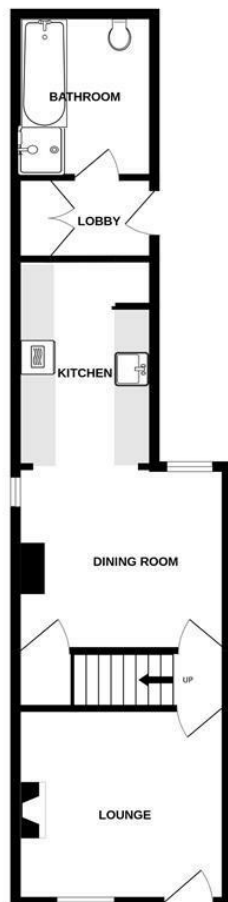
Rear Garden

Enclosed South-facing courtyard garden with Yorkstone paving, raised borders and timber summerhouse.

Agents Note

Council Tax Band B

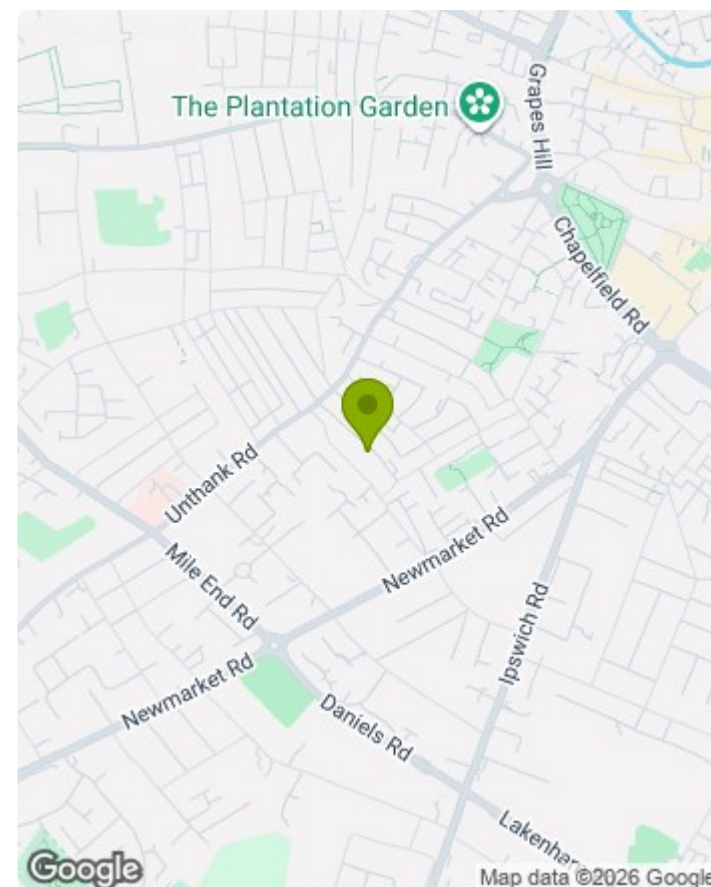




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

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