



**Essex Street**  
**Norwich, NR2 2BL**  
**Guide Price £600,000 - £625,000**

**claxtonbird**  
residential

## Essex Street, Norwich, NR2 2BL

\*\*\* Guide Price £600,000 - £625,000 \*\*\* Situated in the heart of the Golden Triangle, directly opposite a charming church, this beautifully presented end-terrace period home offers spacious and versatile living. Retaining a wealth of character with features such as picture rails, cornicing, and original corbels, the property has been tastefully updated for modern living. The ground floor includes an impressive entrance hall, a bright sitting room, and a separate family room with bespoke fitted storage. To the rear, a contemporary kitchen with granite worktops opens into a stylish dining area with a pitched roof, Velux windows, and sliding glazed doors leading to a private, non-bisected walled garden—perfect for entertaining. Upstairs, there are three well-proportioned bedrooms and a spacious modern bathroom with a four-piece suite. Additional benefits include a ground-floor cloakroom, useful cellar storage and a garage with power and lighting.

### Entrance Hall

Large and impressive entrance hall with glazed entrance door, stairs to first floor, doorway with stairs to cellar, picture rail, cornice, original corbel, spotlights and radiator.

### Cloakroom

Low level WC, wash hand basin, tiled splashback, picture rail, extractor fan, wall-mounted cupboard housing the gas central heating boiler, storage cupboard with radiator and window to side aspect.

### Sitting Room 14'3" max to recess x 12'11" (4.35 max to recess x 3.96)

Large double glazed window to front aspect with fitted shutters, gas coal-effect fireplace with marble hearth and wood surround, picture rail, cornice, dado and two radiators. Opening to:

### Family Room 12'0" x 14'1" (3.66 x 4.30)

Bespoke fitted cupboards and shelving to recess, dado rail, picture rail, cornice, two radiators, and glazed double doors to dining room.

### Kitchen 9'3" x 16'2" (2.83 x 4.93)

Fitted kitchen comprising wall and base units with granite work surfaces over, one and a half bowl ceramic sink unit with mixer tap, built-in stainless steel five ring hob with pull-out extractor hood over, , built-in double oven, built-in fridge freezer, built-in dishwasher, plumbing for washing machine, spot lights, wood effect floor, radiator, feature pitched roof with two Velux windows and upvc double glazed window to rear aspect. Opening to:

### Dining Room 9'4" x 12'11" (2.86 x 3.95)

Pitched roof with Velux windows, space for dining table, spotlights, wood-effect floor, radiator and feature glazed sliding doors leading out into the garden.

### Cellar

### First Floor Landing

Feature window to side aspect, loft access and doors to all first floor rooms.

### Bedroom 13'3" x 10'8" to chimney breast (4.05 x 3.27 to chimney breast )

Double glazed sash look window to front aspect, feature cast iron fireplace with wood surround, fitted wardrobes and radiator.

### Bedroom 10'9" to chimney breast x 12'4" (3.28 to chimney breast x 3.77)

Double glazed window to rear aspect, feature cast iron fireplace with wood surround, fitted wardrobes to both recesses and radiator.

### Bedroom 9'8" x 8'1" (2.96 x 2.47)

Double glazed window to front aspect and radiator.

### Bathroom 9'3" x 8'2" (2.82 x 2.51)

Four piece suite comprising panel bath with mixer tap and shower attachment, separate shower cubicle with inset shower, wash hand basin set in vanity unit with mixer tap, low-level WC, part-tiled walls, wood-effect floor, extractor fan, towel rail radiator, separate radiator and upvc double glazed window to rear aspect.

### Rear Garden

Non bisected garden enclosed by wall with patio providing an outdoor seating area, mature shrubs and trees, timber shed, shingle pathway to the front of the property and rear access to the garage.

### Garage

Up and over doors to front and rear, power, light and personal door to garden.

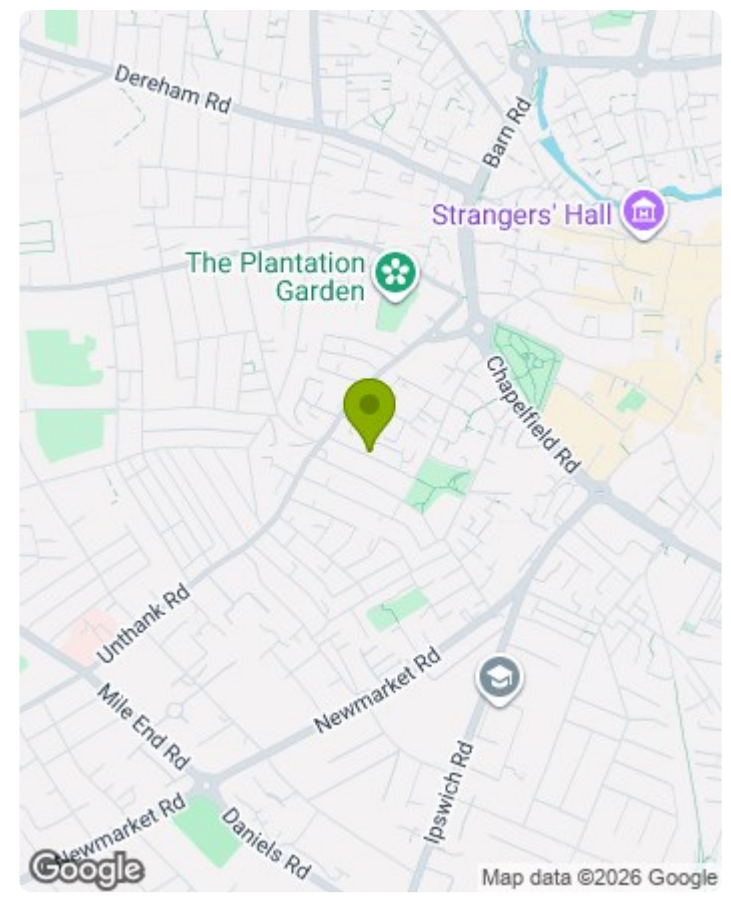
### Agents Note

Council Tax Band E





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		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(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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