Bury Street
Norwich, NR2 2DL

Guide Price £325,000 - £350,000

claxtonbird
residential

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*** Guide Price £325,000 - £350,000 *** Nestled in the Golden Triangle, this beautifully modernised house offers an exceptional opportunity for those seeking a stylish and comfortable home in a desirable location. Upon entering, you are welcomed into a bright and airy open-plan reception room that creates a seamless flow throughout the accommodation. The heart of the home is undoubtedly the stunning fitted German kitchen, crafted to a high standard and equipped with modern appliances, making it a delightful space for everyday use. On the first floor, you will find two well-proportioned bedrooms, one of which features a dressing room and a practical en-suite. Additionally, there is a staircase leading to a loft room (currently being used by the vendors as a bedroom). Further benefits include double glazing and a newly fitted gas central heating boiler, ensuring energy efficiency throughout the year. Situated just off Unthank Road, this sought-after location offers easy access to a variety of local amenities while being at the heart of a vibrant community.

Open Plan Reception Room 24'9 x 12'0 (7.54m x 3.66m)
Entrance door, double glazed windows to front and rear aspect, decorative fireplace, stairs to first floor and radiator.

Kitchen 10'7 x 6'2 (3.23m x 1.88m)
Modern fitted kitchen comprising base and eye level units with work surfaces over, inset single drainer sink unit with mixer tap, built-in electric oven with inset electric hob and extractor hood over, built-in dishwasher, built-in microwave, plumbing for washing machine and double glazed window to side aspect.

Rear Lobby
Built-in cupboard and door leading out to the garden.

Bathroom
Modern suite comprising shower cubicle, bath with telephone style mixer tap, wash hand basin set in vanity unit, WC, part tiled walls, towel rail radiator and double glazed window to rear aspect.

First Floor Landing
Doors to both first-floor bedrooms and stairs to loft bedroom.

Bedroom 11'1 x 10'7 (3.38m x 3.23m)
Double glazed window to front aspect, built-in double wardrobe and radiator.

Bedroom 10'9 x 9'0 (3.28m x 2.74m)
Double glazed window to rear aspect and radiator. Door to:

Dressing Area
Fitted wardrobes and door to en suite.

En Suite
Suite comprising shower cubicle, wash hand basin set in vanity unit, WC, fully tiled walls, radiator and double glazed window to rear aspect.

Loft Room 11'1 x 10'7 (3.38m x 3.23m)
Velux windows to front and rear aspect, access to eaves storage, spotlights and radiator.

Front Garden
Traditional terrace-style garden enclosed by wall and railings with gated access leading to the entrance door.

Rear Garden
Enclosed courtyard garden with outbuilding.

Agents Note
Council Tax Band B
Please be advised that the loft space is currently being used as a bedroom; however, we have been informed that it has not been signed off under building regulations. For further information, please contact the office.

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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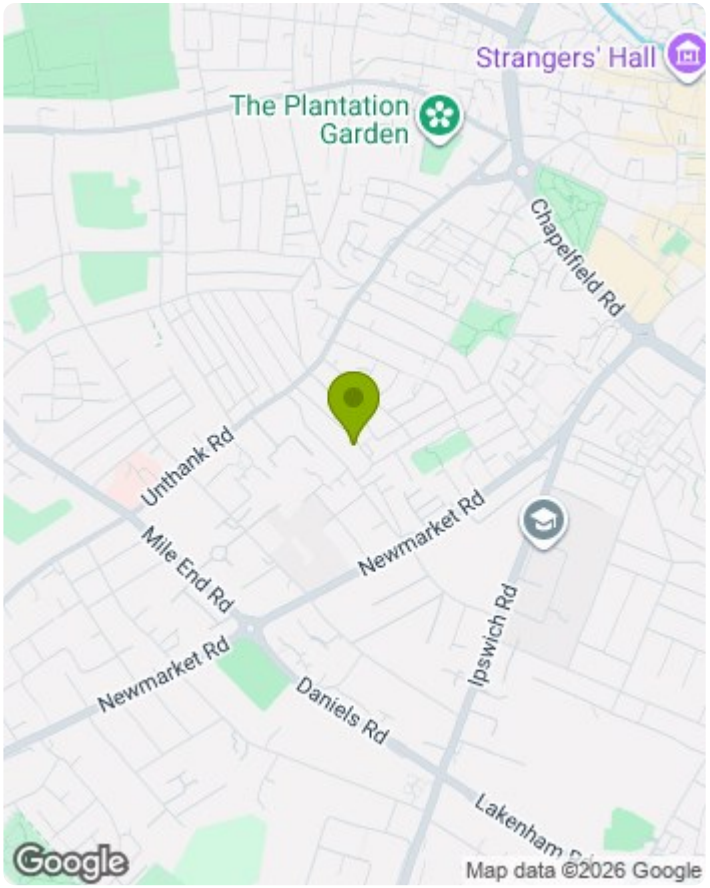

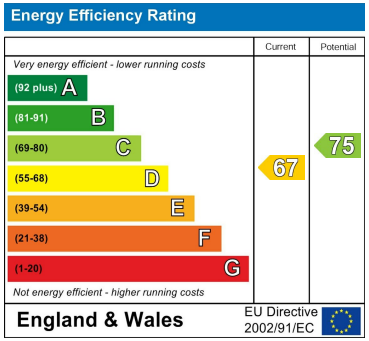

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
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.

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