



Park Lane
Norwich, NR2 3EF
Guide Price £550,000 - £575,000

claxtonbird
residential

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*** Guide Price £525,000 - £550,000 *** Nestled on prestigious Park Lane, this charming grey brick end terrace house offers a perfect blend of modern amenities set within a charming period shell. The current owners have extended and renovated the property, turning it into a stunning family home. At the heart of the home is the impressive modern open plan kitchen/family room with built-in appliances, feature wood burner and floor-to-ceiling bi-folding doors, flooding the space with natural light. Completing the ground floor accommodation is the bay-fronted sitting room, cloakroom, utility room and a useful brick-built store. On the first floor, you are greeted by four bedrooms off landing, with the master bedroom having an en suite shower room, and separate family bathroom. Further benefits include some original features throughout, gas central heating and an enclosed non-bisected garden. Conveniently situated at the heart of the Golden Triangle, residents can enjoy the benefits of local amenities, parks and schools.

Entrance Porch

Glazed entrance door with stained glass fan light above, tiled floor and glazed inner door in to the main hallway.

Entrance Hall

Stairs to first floor, under stairs storage cupboards, original corbel, cornice, stripped wooden floor and radiator.

Sitting Room 13'7" x 15'6" max in to recess & bay (4.16 x 4.74 max in to recess & bay)

Large double glazed sash bay window to front aspect, feature cast iron fireplace with wood surround and slate hearth, high skirting, picture rail, cornice and radiator.

Dining Room 12'5" x 13'10" max in to recess (3.81 x 4.23 max in to recess)

Fireplace with marble surround, hearth and inset wood burner, picture rail, cornice, engineered wooden floor and radiator. Open to:

Open Plan Kitchen / Family Room

Family Room 8'5" x 12'11" (2.57 x 3.94)

Bi-folding floor to ceiling double glazed doors leading out to the garden, feature skylight, engineered oak wooden floor and radiator.

Kitchen

Wall and base units with quartz work surface over, tiled splash backs, under mount one and a half bowl sink drainer with mixer tap, two built-in ovens, induction hob with extractor hood over, built-in fridge freezer, built-in dishwasher, central island with pendant above, shelving, spotlights, engineered oak wooden floor and feature vertical double glazed window overlooking the garden.

Rear Hallway

Two double-glazed windows overlooking the rear garden, spot lights and engineered oak wooden floor.

Cloakroom 4'8" x 5'9" (1.43 x 1.77)

Low level WC, pedestal wash hand basin, tiled splashback, tiled floor, spotlights, wall mounted storage cupboards and Velux skylight.

Utility Room 4'8" x 5'10" (1.43 x 1.78)

Wall and base units with wood effect work surfaces over, stainless steel sink drainer with mixer tap, plumbing for washing machine, space for dryer, spotlights, tiled floor, radiator and Velux skylight.

Store 7'2" x 7'11" (irregular shaped room) (2.18m x 2.41m (irregular shaped room))

Double glazed aluminium doors leading out to the garden, space for fridge freezer, spotlights, radiator and door to rear access lane. This space could be used as a home office.

First Floor Landing

Skylight window, radiator and doors to all first floor rooms.

Bedroom 12'5" x 13'10" max to recess (3.81 x 4.24 max to recess)

Double glazed sash window to rear aspect, feature fireplace, radiator and door to en suite.

En Suite Shower Room 2'6" x 7'10" (0.78 x 2.41)

Three piece suite comprising walk in shower cubicle with inset shower, low level WC, pedestal wash hand basin, spot lights, extractor fan, tiled floor and chrome towel rail radiator.

Bedroom 9'10" x 5'8" (3.00 x 1.73)

Double glazed sash window to front aspect and radiator.

Bedroom 12'4" x 13'0" max into recess (3.78 x 3.98 max into recess)

Double glazed sash window to front aspect, feature cast iron fireplace, fitted cupboard with shelving and radiator.

Bedroom 10'1" + recess x 9'1" (3.08 + recess x 2.79)

Double glazed sash window to side aspect, loft access and radiator.

Bathroom 5'2" x 6'1" (1.59 x 1.87)

Three piece suite comprising panelled bath with mixer tap, shower screen and separate shower over, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, spot lights, extractor fan, towel rail radiator and window to side aspect.

Front Garden

Walled and railed garden laid to shingle with inset tree borders and Harlequin tiled pathway leading to the entrance door.

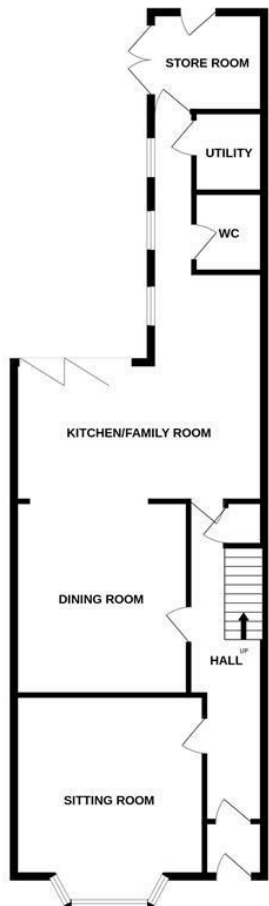
Rear Garden

Fully enclosed garden with patio area providing space for outside table and chairs, lawned area with shrub borders and raised beds.

Agents Note

Council Tax Band D
EPC Rating D

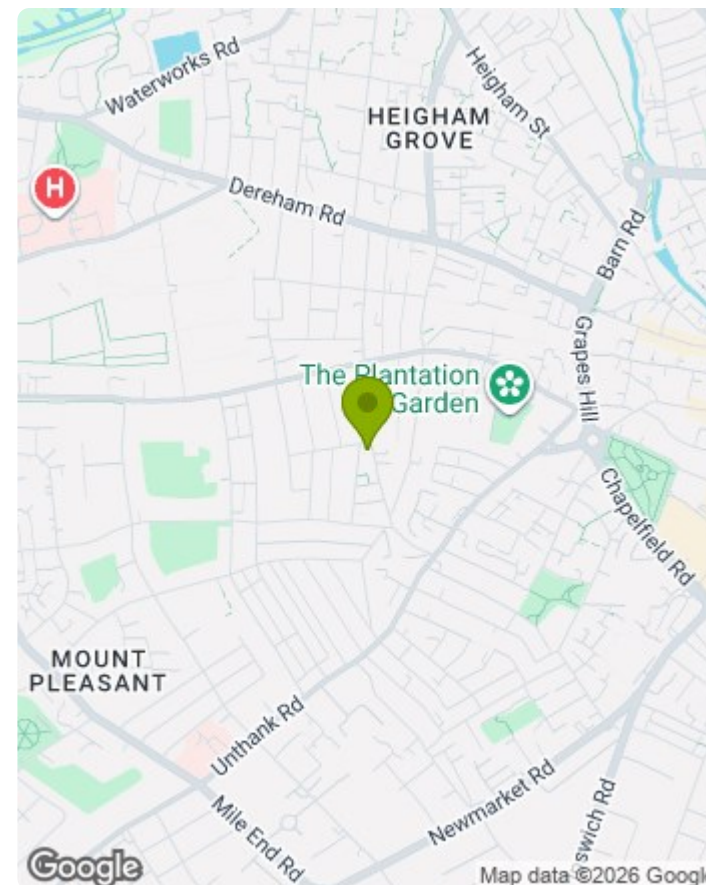




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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