



Glebe Road
Norwich, NR2 3JQ
Guide Price £375,000 - £400,000

claxtonbird
residential

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*** Guide Price £375,000 - £400,000 *** Nestled on a charming street in the vibrant Golden Triangle area of Norwich, this delightful Victorian terrace house offers a perfect blend of original character and modern living. Inside, you will be greeted by a wealth of original features, including sash windows, decorative mouldings, and inviting fireplaces, all of which contribute to the home's unique charm. The property boasts versatile open-plan living spaces, seamlessly connecting the sitting room, dining room, and kitchen/breakfast room, making it an ideal setting for both entertaining guests and enjoying family time. Upstairs, you will find three well-proportioned bedrooms and a conveniently located bathroom off the landing. The house is equipped with gas central heating, ensuring warmth and comfort during the cooler months. One of the standout features of this property is the non-bisected garden, which backs onto the local Scout Hut. This provides a good degree of privacy, enhanced by mature planting that creates a tranquil outdoor space for relaxation or gardening. Situated within walking distance to the amenities of Unthank Road and the City Centre, this home is perfectly positioned to enjoy the best of what Norwich has to offer. With its blend of period charm and modern convenience, this Victorian terrace house is a wonderful opportunity for those seeking a vibrant community and a comfortable family home.

Entrance Hall

Glazed entrance door with fan light above, stairs to first floor, original corbel, picture rail, cornice, herringbone wooden floor and radiator.

Sitting Room 11'9" max to recess x 11'4" (3.60 max to recess x 3.46)

Sash window to front aspect, feature cast iron fireplace with wood surround and tiled hearth, picture rail, cornice, radiator and bi-folding doors to dining room.

Dining Room 12'3" max to recess x 12'5" (3.75 max to recess x 3.80)

Shelving to recess, under stairs storage cupboard, picture rail, radiator and glazed French doors opening out to the garden.

Kitchen / Breakfast Room 21'10" x 9'6" max (6.68 x 2.90 max)

Fitted kitchen comprising wall and base units with wooden work surface over, stainless steel one and a half bowl sink drainer with mixer tap, built in stainless steel double oven with gas hob, tiled splash backs, integrated washing machine, space for fridge freezer, cupboard housing the gas central heating boiler, space for table and chairs, wood effect floor, radiator, two windows to side aspect and door opening out to the garden.

Bedroom 15'5" x 11'3" (4.70 x 3.45)

Two sash windows to front aspect, feature cast iron fireplace, picture rail and radiator.

First Floor Landing

Fitted storage cupboard and loft access.

Bedroom 12'4" x 10'0" max to recess (3.78 x 3.06 max to recess)

Window to rear aspect, feature cast iron fireplace, shelving to recess, picture rail and radiator.

Bedroom 9'5" + recess x 8'3" + recess (2.89 + recess x 2.53 + recess)

Sash window to rear aspect, feature cast iron fireplace, fitted wardrobes, picture rail and radiator.

Bathroom 6'3" x 5'5" (1.93 x 1.67)

Three-piece suite comprising panel bath, low level WC, wash hand basin, tiled floor, radiator and window to side aspect.

Rear Garden

Larger than average non-bisected garden, backing onto the Scout Hut and surrounded by mature trees to give a good degree of privacy, with space for outdoor table and chairs, a variety of flower and shrub borders, shingled area, outside tap, brickweave pathway, timber shed and gated access to passageway.

Front Garden

Traditional terrace style garden enclosed by wall with Harlequin tiled pathway leading to the entrance door.

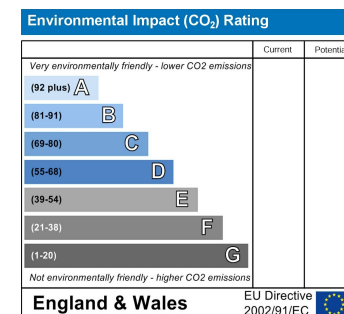
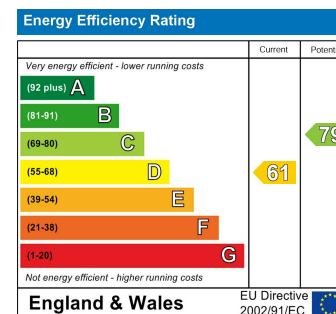
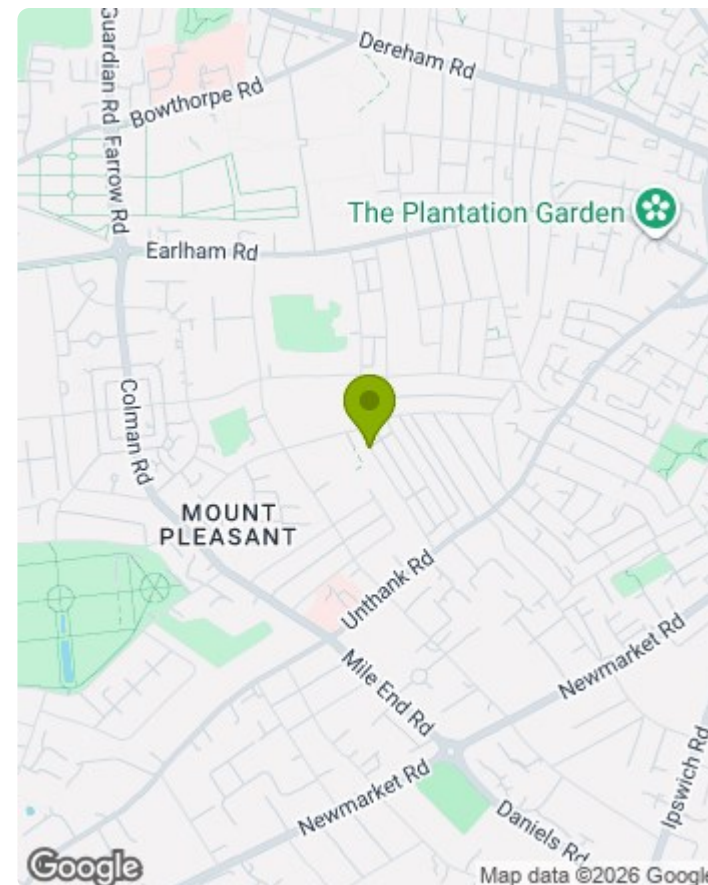
Agents Note

Council Tax Band C





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