



Dover Street
Norwich, NR2 3LQ
Guide price £300,000

claxtonbird
residential

Dover Street, Norwich, NR2 3LQ

*** Guide Price £300,000- £325,000 *** Nestled in the desirable Golden Triangle area of Norwich, this charming house on Dover Street offers a perfect blend of comfort and convenience. With an elevated position, the property boasts an inviting atmosphere and is ideally situated close to a variety of local amenities, making it a fantastic choice for families and professionals alike. The house features two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-designed layout includes three bedrooms, ensuring that everyone has their own private retreat. Additionally, there are two bathrooms, which add to the practicality of the home. With its prime location in the Golden Triangle, residents can enjoy easy access to a vibrant community filled with shops, cafes, and parks. This property is not just a house; it is a wonderful opportunity to embrace a lifestyle that combines comfort, style, and convenience in one of Norwich's most sought-after areas. Whether you are looking to settle down or invest, this home is sure to impress.

Sitting Room 11'7 x 10'9 (3.53m x 3.28m)

Window to front aspect, living flame coal effect gas fire, ceiling rose, cornice, picture rail and radiator.

Inner Lobby

Stairs to first floor landing.

Dining Room 11'7 x 11'3 (3.53m x 3.43m)

Double glazed window to rear aspect, understairs storage cupboard, picture rail and radiator.

Kitchen 8'4 x 6'7 (2.54m x 2.01m)

Fitted kitchen comprising a range of matching base and eye level units with granite work surfaces over, inset stainless steel sink unit with mixer tap, free standing oven and plumbing for dishwasher.

Rear Lobby

Tiled floor, Velux skylight and double glazed door leading out to the garden.

Shower Room

Suite comprising shower cubicle, wash hand basin, tiled floor, radiator and Velux skylight.

Cloakroom

WC and window to rear aspect.

First Floor Landing

Bedroom 15'7 x 11'4 (4.75m x 3.45m)

Double glazed window to rear aspect and radiator.

En Suite 10'7 x 8'5 (3.23m x 2.57m)

Suite comprising bath with shower over, wash hand basin, WC, part tiled walls, airing cupboard, radiator and double glazed window to rear aspect.

Bedroom 8'5 x 9'0 (2.57m x 2.74m)

Double glazed window to rear aspect and radiator.

Dressing Room / Office 11'4 x 5'9 (3.45m x 1.75m)

Double glazed window to front aspect and radiator.

Second Floor Bedroom 17'8 x 13'2 restricted head height (5.38m x 4.01m restricted head height)

Two Velux skylight windows, access to eaves storage and radiator.

Front Garden

Walled garden with shrubs and steps leading up to the entrance door.

Rear Garden

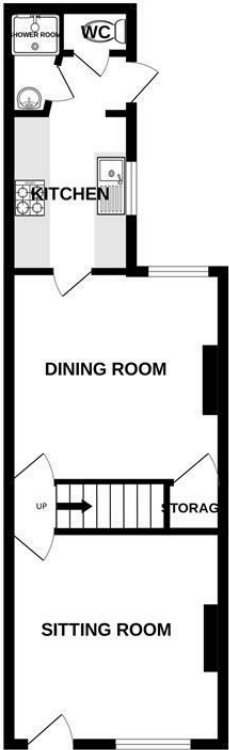
South facing non bisected garden laid to paving with large timber shed.

Agents Note

Council Tax Band B
EPC Rating D



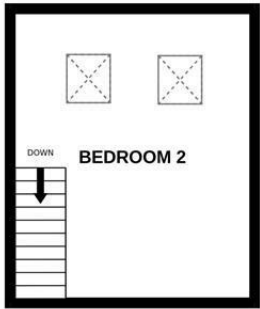
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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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.

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