



**Newmarket Street
Norwich, NR2 2DR**

Guide Price £260,000 - £270,000

claxtonbird
residential

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*** Guide Price £260,000 - £270,000 *** Located in the highly regarded Golden Triangle area of Norwich, is this beautifully presented two-bedroom period home featuring a cosy sitting room with fireplace, separate dining room, and a modern open-plan kitchen with integrated appliances and Velux window. Additional ground floor spaces include a cloakroom and utility lean-to with garden access. Upstairs offers two double bedrooms, each with its own en suite — one with a shower room, the other a full bathroom. Character features include sash-style windows with shutters, wood-effect flooring, and gas central heating. Outside, there's a walled front garden and a private rear garden with patio, rear gate access, and potential for off-road parking (subject to permissions). Offered for sale with no onward chain.

Sitting Room 11'10" max into recess x 10'7" (3.63 max into recess x 3.24)

Entrance door, upvc double glazed sash window to front aspect with fitted shutters, fireplace with wood surround, picture rail, and radiator.

Lobby

Stairs to first floor.

Dining Room 11'10" max into recess x 9'3" + understairs area (3.61 max into recess x 2.83 + understairs area)

Sash window to rear aspect and wood-effect floor. Open plan to:

Kitchen 6'0" max x 7'11" min 16'3" max (1.85 max x 2.42 min 4.97 max)

Fitted kitchen comprising wall and base units with wood effect work top over, ceramic sink drainer with mixer tap, built-in oven with hob and extractor, built-in dishwasher, space for fridge freezer, tall storage cupboard, tiled splashbacks, spotlights, vertical radiator, and Velux window to side aspect.

Cloakroom

Low-level WC, pedestal wash hand basin with mixer tap, tiled splashback, wood-effect floor, extractor fan, towel rail radiator, and upvc double glazed window to rear aspect.

Utility Lean To 4'11" x 10'11" (1.51 x 3.34)

Wood effect work surface, plumbing for washing machine, glazed window, and glazed door leading out into the garden.

First Floor Landing

Bedroom 10'7" x 11'11" max (3.24 x 3.64 max)

Double glazed sash window to front aspect with fitted shutters and radiator. Door to:

En Suite Shower Room

Suite comprising shower cubicle with inset electric shower, wash hand basin set in vanity unit with mixer tap, tiled

splashbacks, tiled effect floor, spotlights, extractor fan, and chrome towel rail radiator.

Bedroom 9'4" x 11'10" max (2.87 x 3.62 max)

Double glazed sash look window to rear aspect and radiator. Door to:

En Suite Bathroom 7'6" x 5'10" (2.30 x 1.78)

Newly fitted three-piece suite comprising panel bath with mixer tap, shower screen and separate shower over, wash hand basin, low level WC, part tiled walls, tiled floor, extractor fan, storage cupboard housing the wall-mounted central heating boiler, chrome towel rail radiator, and upvc double glazed window to side aspect.

Front Garden

Walled garden laid to paving with shrub borders and pathway leading to the entrance door.

Rear Garden

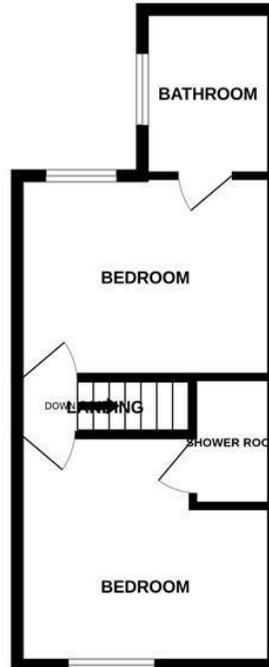
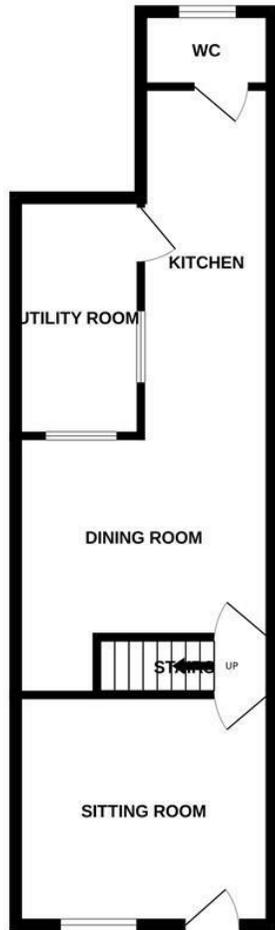
Non-bisected garden enclosed by wall and fencing with patio offering space for an outdoor seating area, shrub borders, side access gate to passage way, and rear double gates to access road.

Agents Note

Council Tax Band B

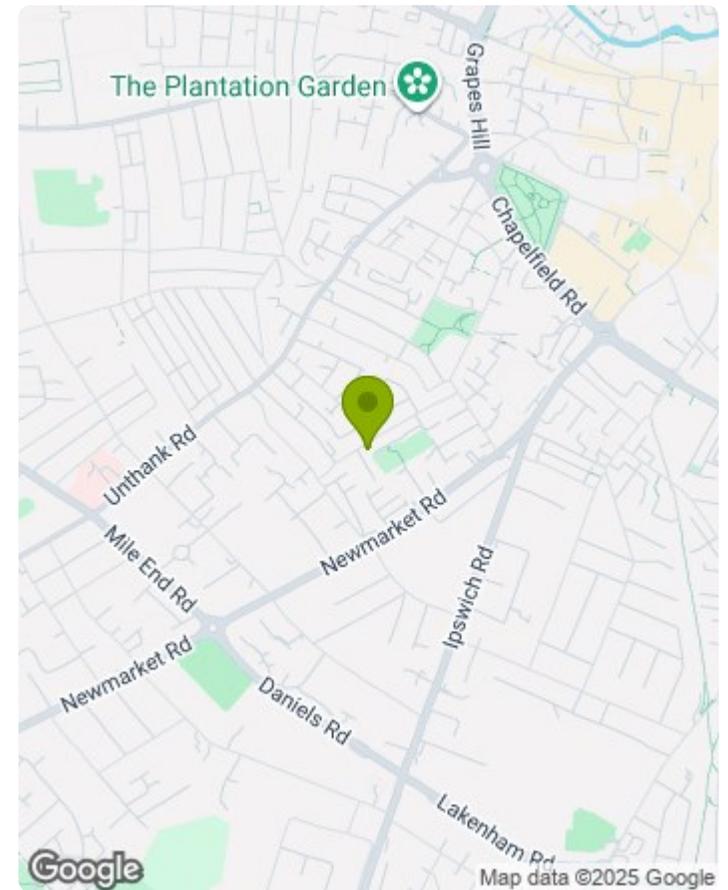
The access road behind the property allows for parking (subject to relevant permissions) and access to the rear garden.





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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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(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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