



Hill Street
Norwich, NR2 2DT
Offers in the region of £300,000

claxtonbird
residential

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ClaxtonBird are pleased to offer this delightful three-bedroom terrace house, nestled down a peaceful Golde Triangle cul-de-sac, just a stone's throw from the City Centre. The property seamlessly combines original character with modern conveniences, featuring an inviting sitting room with a traditional sash window, cast iron fireplace and beautiful decorative mouldings. Completing the ground floor is the dining room, fitted kitchen and modern bathroom suite. On the first floor you will discover three bedrooms and access to a versatile loft room. The rear garden, backing onto the picturesque Eagle Park, offers a peaceful and private outdoor retreat. With original features throughout and modern comforts, this home is perfect for those seeking a blend of charm and contemporary living in a prime location.

Sitting Room 11'10" max x 10'9" (3.63 max x 3.30)

Entrance door, sash window to front aspect, feature cast-iron fireplace with wood surround, cupboards and shelving to recess, ceiling rose, cornice, wooden floor and radiator.

Dining Room 11'10" max x 11'1" (3.61 max x 3.39)

Shelving and cupboard to recess, understairs storage cupboard, picture rail, ceiling rose, stripped wooden floor, radiator and double glazed door leading out to the garden.

Kitchen 8'6" x 6'7" (2.61 x 2.01)

Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink drainer with mixer tap, built-in oven with hob and extractor over, plumbing for washing machine and dishwasher, space for fridge freezer, tiled splashbacks, tiled floor and sash window to side aspect.

Bathroom 5'9" x 7'4" (1.77 x 2.24)

Modern fitted suite comprising panel bath with separate shower over and shower screen, low-level WC, wash hand basin, fully tiled walls, tiled floor, storage cupboard housing the gas central heating bouiler, radiator, Velux skylight and upvc double glazed window to rear aspect.

First Floor Landing

Bedroom 10'11" x 11'9" max (3.34 x 3.60 max)

Sash window to front aspect, feature fireplace, overstairs storage cupboard and radiator.

Bedroom 11'1" x 11'9" max (3.40 x 3.60 max)

Upvc double glazed window to rear aspect, feature fireplace, stairs to loft room, and radiator. Door to:

Bedroom 6'7" x 8'9" (2.02 x 2.68)

Upvc double glazed window to rear aspect and radiator.

Loft Room 11'4" x 10'9" restricted head height (3.46 x 3.28 restricted head height)

Two skylight windows to rear aspect, eaves storage, feature exposed brick wall, wood-effect floor and electric heater.

Front Garden

Traditional terrace style garden with pathway leading to the entrance door.

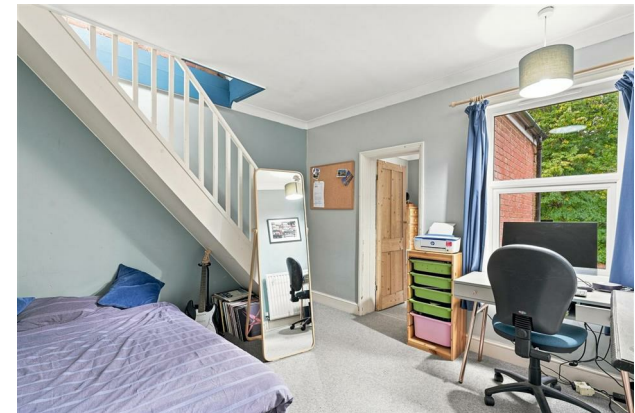
Rear Garden

Non-bisected garden laid to patio, providing an outside seating area, with brick-built store and access to passageway.

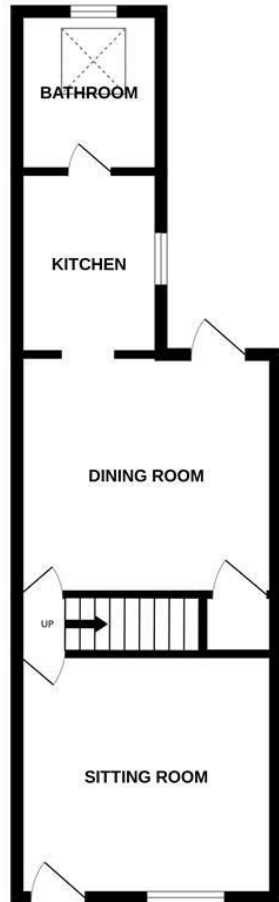
Agents Note

Council Tax Band B

Please note that the loft room does not have building regulations



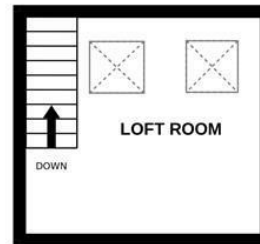
GROUND FLOOR



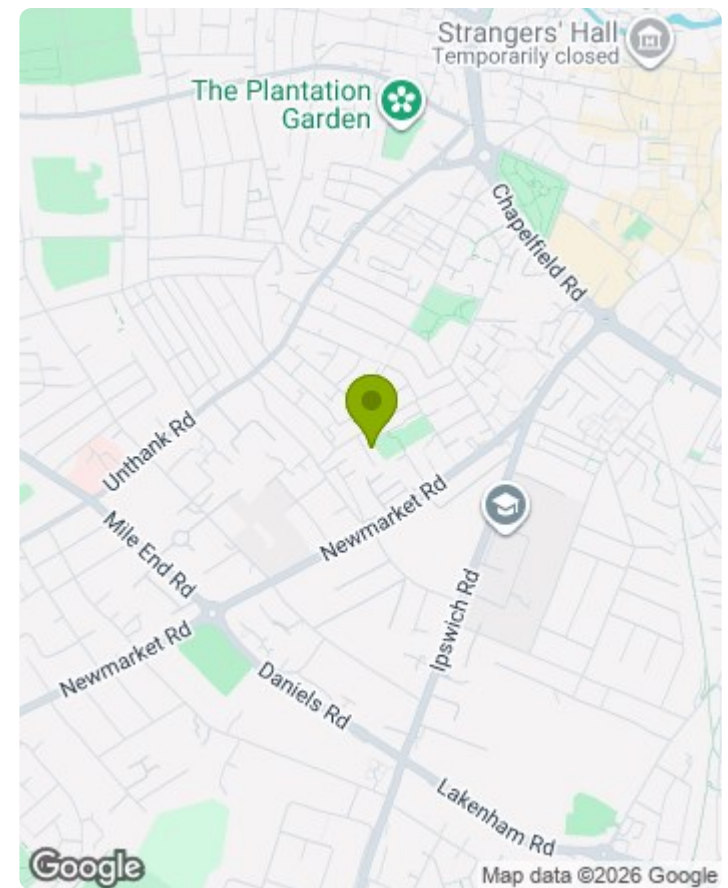
1ST FLOOR



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		
(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	

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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.

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