



Bury Street
Norwich, Norfolk NR2 2DN
Guide Price £300,000 - £310,000

claxtonbird
residential

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*** Guide Price £300,000 - £310,000 *** Nestled in the sought-after Golden Triangle area of Norwich, this handsome three-bedroom Victorian mid-terrace house presents an exceptional opportunity for those seeking a blend of classic charm and modern convenience. The recently renovated interiors feature a newly fitted kitchen adorned with elegant shaker-style cabinetry, providing a stylish and functional space for everyday use. The modern ground-floor shower room has also been thoughtfully updated, ensuring comfort and contemporary living. Throughout the home, you will find beautiful and timeless features, including stripped wooden doors and sash windows, adding character and warmth. The non-bisected garden is a delightful retreat, complete with a covered pergola that creates a charming outdoor seating area, perfect for al fresco dining or simply enjoying the fresh air. Situated just off Unthank Road, this property benefits from a vibrant community atmosphere, with an array of local shops, cafes, and parks within easy reach. This home not only offers a comfortable living space but also a lifestyle enriched by the amenities and charm of the Golden Triangle.

Sitting Room 12'0" max into recess x 11'4" (3.67 max into recess x 3.46)

Entrance door with fanlight above, upvc double glazed sash window to front aspect, tiled fireplace with wooden surround, wall lights, cornice, ceiling rose, stripped wooden floor and radiator.

Dining Room 12'0" max to recess x 11'1" (3.67 max to recess x 3.40)

Cast iron fireplace, understairs storage cupboard, stripped wooden floor, radiator and window overlooking the utility room.

Kitchen 11'5" x 6'7" (3.49 x 2.02)

Recently fitted kitchen comprising shaker-style base units with solid block wood work surface over, butler sink with mixer tap, stainless steel electric oven with electric hob and canopy extractor over, space for fridge freezer, tiled splashbacks, tiled floor with underfloor heating, chrome sockets, spotlights, shelving to recess and window overlooking the utility room.

Shower Room 8'0" x 6'5" (2.45 x 1.97)

Recently fitted suite comprising large walk-in shower cubicle, wash hand basin set in vanity unit with mixer tap, low-level WC, part-tiled walls, wall-mounted storage cupboards, tiled floor, spotlights, extractor fan, vertical towel rail radiator and upvc double glazed window to side aspect.

Lean To Utility 8'11" x 4'10" (2.73 x 1.49)

Wall and base units with solid block wood work surface over, plumbing for washing machine, wood-effect floor and upvc double glazed windows and door leading out to the garden.

Bedroom 12'0" max x 11'3" (3.68 max x 3.44)

Upvc double glazed sash window to front aspect, feature cast iron fireplace, shelving to recess, overstairs storage cupboard and radiator.

Bedroom 12'0" max into recess x 11'1" (3.67 max into recess x 3.39)

Upvc double glazed sash look window to rear aspect, cast iron fireplace and radiator. Doorway to:

Bedroom 9'1" x 6'10" (2.78 x 2.10)

Upvc double glazed sash look window to rear aspect, wall-mounted central heating boiler and radiator.

Front Garden

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

Rear Garden

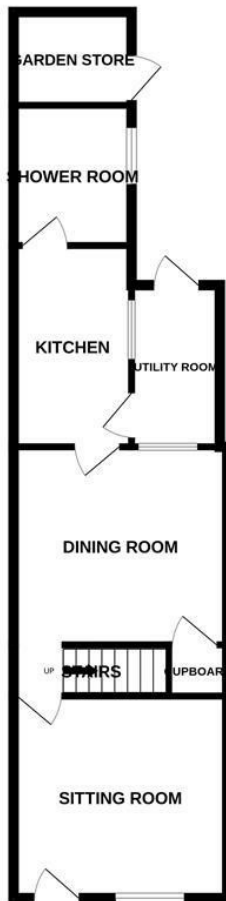
Non-bisected garden laid to shingle offering an outdoor seating area with covered pergola, raised shrub borders, brick-built store, outside tap, and rear access gate.

Agents Note

Council Tax Band B

New central heating boiler installed 2026

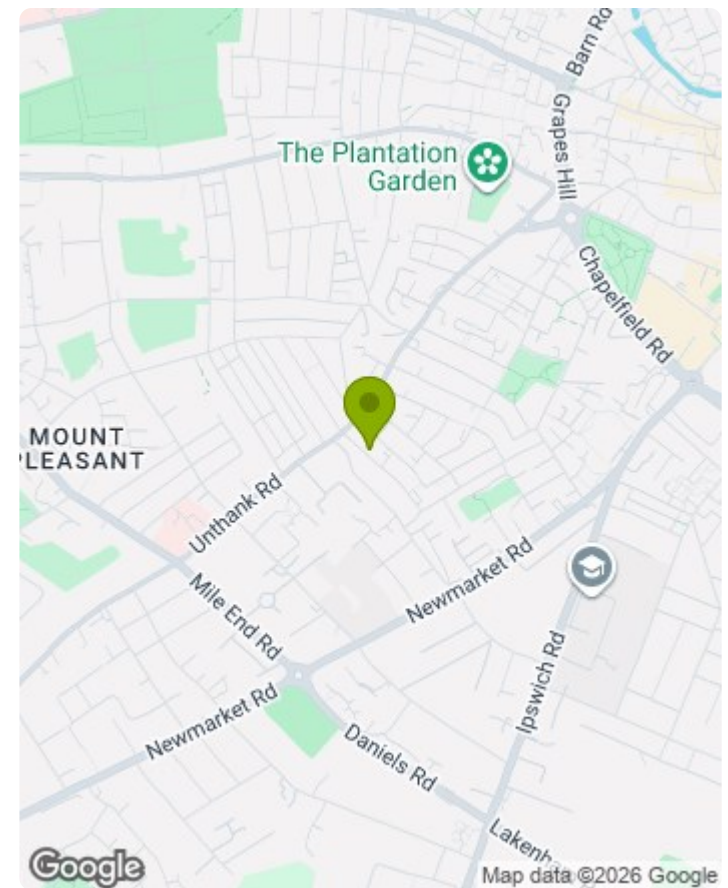




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		
(81-91) 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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