



Winter Road
Norwich, NR2 3RR
Guide price £260,000

claxtonbird
residential

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ClaxtonBird are pleased to present this delightful mid-terrace home nestled in a peaceful cul-de-sac in the highly desirable Golden Triangle area of Norwich. The internal accommodation is unique and well-maintained, featuring three bedrooms that are conveniently located off the landing, along with a practical cloakroom. One of the highlights of this property is the charming west-facing rear garden. This outdoor retreat not only provides a wonderful space for relaxation but also offers a sense of privacy, as it backs onto a cemetery, creating a tranquil atmosphere. This terrace home is a fantastic opportunity for anyone looking to join a lively community, with local amenities, parks, and schools all within easy reach. Offered for sale with no onward chain and early viewing is highly recommended.

Entrance Hall

Composite entrance door.

Sitting Room 14'9 x 8'3 (4.50m x 2.51m)

Double glazed window to front aspect and radiator.

Dining Room 11'8 x 11'5 (3.56m x 3.48m)

Sash window to rear aspect and radiator.

Rear Hall

Stairs to first floor.

Kitchen

Fitted kitchen comprising matching wall and base units with work surfaces over, inset single drainer stainless steel sink unit, built-in electric oven with inset stainless steel gas hob and extractor hood over, plumbing for washing machine, space for fridge freezer, wall mounted gas central heating boiler, tiled floor and radiator.

Bathroom

White suite comprising bath with electric shower over, pedestal wash hand basin, WC, chrome towel rail radiator and double glazed window to side aspect.

First Floor Landing

Doors to all first floor rooms.

Bedroom 11'10 x 10'10 (3.61m x 3.30m)

Double glazed window to front aspect and radiator.

Bedroom 11'5 x 8'8 (3.48m x 2.64m)

Double glazed window to rear aspect and radiator.

Bedroom 10'5 x 7'0 (3.18m x 2.13m)

Double glazed window to rear aspect and radiator.

Cloakroom

WC and wall mounted wash hand basin.

Front Garden

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

Rear Garden

Enclosed West-facing garden, laid predominantly to lawn with plant and shrubs borders, and timber shed.

Agents Note

Council Tax Band B



GROUND FLOOR

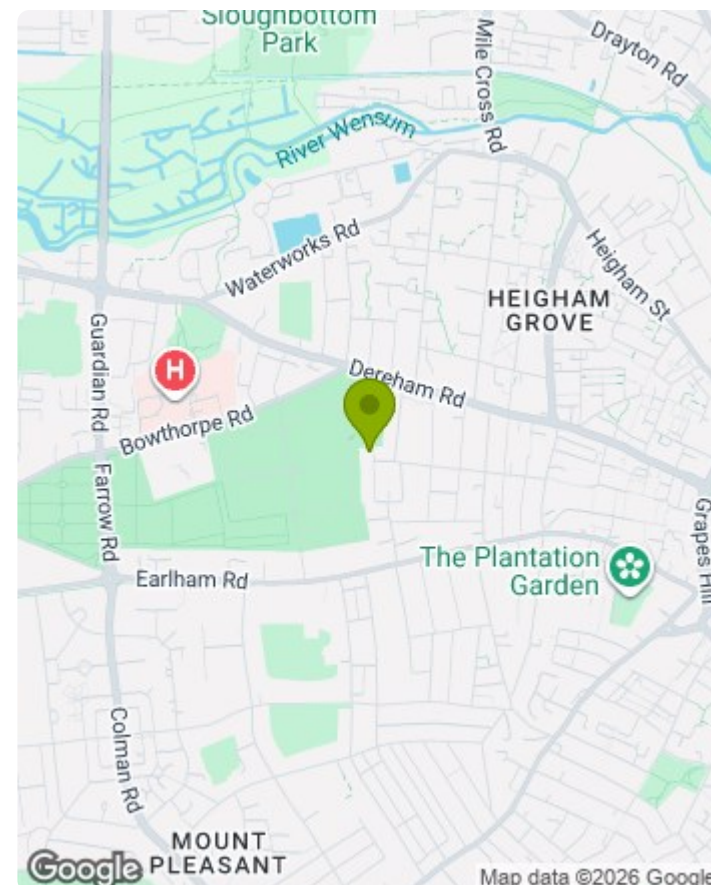


1ST FLOOR



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While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, levels and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(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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- 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.
- 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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