



Rose Valley
Norwich, NR2 2PX
Guide Price £300,000 - £325,000

claxtonbird
residential

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*** Launch Event Saturday 1st August - Strictly By Appointment Only *** Guide Price £300,000 - £325,000 *** Offered with no onward chain, this three-bedroom mid-terrace house is situated in the highly desirable Rose Valley, just off Unthank Road in Norwich's popular Golden Triangle. The property offers well-proportioned accommodation throughout, including a welcoming sitting room with a feature fireplace, a spacious kitchen/dining room, a useful ground floor cloakroom and three first-floor bedrooms served by a modern shower room. While the property would benefit from updating throughout, it presents an excellent opportunity for buyers to modernise and add their own style. Outside, the property enjoys an attractive front garden with raised flower beds, mature shrubs and a timber storage shed, together with a private rear courtyard garden accessed from the kitchen. Ideally located within walking distance of Norwich city centre, independent shops, cafés, restaurants, well-regarded schools and a range of local amenities.

Entrance Hall

Entrance door and stairs to first floor landing.

Sitting Room 11'11" x 14'11" (3.64 x 4.56)

Upvc double glazed window, fireplace with tiled hearth, wood-effect floor and two radiators.

Inner Lobby

Understairs storage cupboard.

Kitchen / Dining Room 15'3" x 10'9" max (4.67 x 3.29 max)

Fitted kitchen comprising base units with worktops over, one and a half bowl sink drainer with mixer tap, built-in double oven with hob and extractor over, plumbing for washing machine, built-in pantry cupboard with shelving, wall-mounted gas central heating boiler, shelving, tiled floor, spotlights, radiator and upvc double glazed window.

Rear Lobby

Tiled floor and door leading out to the courtyard garden.

Cloakroom

Low-level WC, wash hand basin, radiator and window to rear aspect.

First Floor Landing

Airing cupboard with shelving, loft access and doors to all first-floor rooms.

Bedroom 11'4" x 14'0" max (3.46 x 4.27 max)

Upvc double glazed window, built-in storage cupboard, and radiator.

Bedroom 10'10" max into recess x 9'1" (3.32 max into recess x 2.78)

Upvc double glazed window, shelving to recess and radiator.

Bedroom 7'2" min 10'9" max into recess x 6'1" (2.20 min 3.29 max into recess x 1.87)

Upvc double glazed window, fitted storage and radiator.

Shower Room 6'2" max x 5'10" (1.89 max x 1.78)

Suite comprising double shower cubicle with inset shower, low-level WC, pedestal wash hand basin, tiled walls, tiled floor, extractor fan and towel rail radiator.

Outside

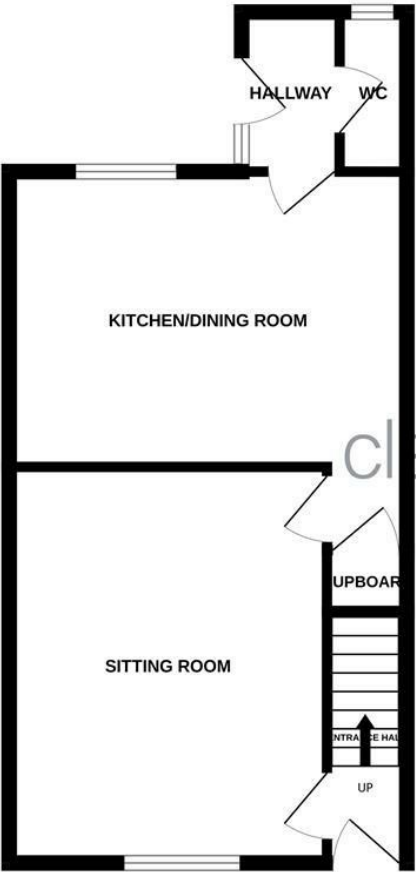
The property benefits from a patio garden leading to the entrance door, laid in brickweave and featuring a timber storage shed. The remainder of the garden is attractively landscaped with raised flower beds, mature shrubs, and a pathway leading through to the rear. Additionally, accessed from the kitchen/rear lobby, there is a private courtyard garden laid to patio, with access to the passageway.

Agents Note

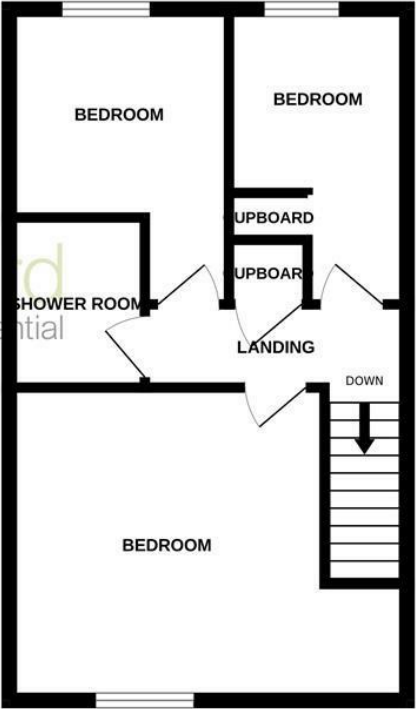
Council Tax Band C



GROUND FLOOR



1ST 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
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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