



Grosvenor Road  
Norwich, NR2 2PZ

Guide price £500,000

claxtonbird  
residential

## Grosvenor Road, Norwich, NR2 2PZ

\*\*\* Guide Price £500,000 - £525,000 \*\*\* Discover this exceptional three-storey bay-fronted terrace house, perfectly positioned on one of the most desirable streets within the Golden Triangle. This stunning home has been meticulously maintained, seamlessly blending modern amenities with the elegant charm of its Victorian heritage. Original features can be found throughout, including exquisite fireplaces, intricate mouldings and stunning wooden floors. In brief, the internal accomodation comprises an entrance hall, open plan reception room and kitchen to the ground floor. On the first floor there are three bedrooms and bathroom off landing, with a further staircase ascending to the second floor bedroom. As you step outside, you will discover an enclosed south-facing rear garden, featuring a delightful detached timber studio equipped with power and light. Situated just a short stroll from the City Centre, this beautiful family home is ideal for those seeking a tranquil retreat within an urban setting.

### Entrance Hall

Entrance door, period features including picture rail and cornicing, stairs to first floor, under-stairs cupboard, wooden floor and radiator.

### Lounge / Diner 25'2 x 12'6 max (7.67m x 3.81m max)

Double glazed sash style bay window to front aspect, cast iron fireplace, picture rail, cornicing, ceiling rose, wooden floors, two period style radiators and double glazed French doors leading out to the garden.

### Kitchen 15'2 x 8'1 (4.62m x 2.46m)

Fitted kitchen comprising a range of base and eye level units with work surfaces over, inset one and a half bowl single drainer stainless steel sink unit, built in electric oven with electric hob and extractor hood over, plumbing for washing machine, column radiator, double glazed window to side aspect and French doors leading out into the rear garden.

### First Floor Landing

Two storage cupboards and stairs to second floor with under-stairs storage.

### Bedroom 12'8 x 11'0 (3.86m x 3.35m)

Double glazed window to rear aspect, wooden floor and radiator.

### Bedroom 12'2 x 9'9 (3.71m x 2.97m)

Double glazed window to side aspect and radiator.

### Bedroom 8'7 x 6'8 (2.62m x 2.03m)

Double glazed window to front aspect and radiator.

### Bathroom

Suite comprising free standing roll top claw foot bath, separate shower cubicle, pedestal wash hand basin, WC, radiator and double glazed window to rear aspect.

### Cloakroom

WC, wash hand basin and radiator.

### Second Floor Landing

### Bedroom 15'10 max x 11'0 (4.83m max x 3.35m)

Double glazed window to rear aspect, eaves storage and radiator.

### Front Garden

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

### Rear Garden

Enclosed South facing rear garden laid to shingle with space for al fresco dining, and timber garden studio.

### Timber Studio

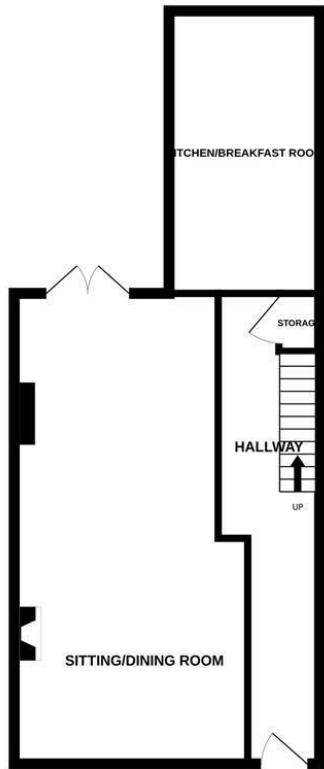
An ideal space for a home office, equipped with power and light.

### Agents Note

Council Tax Band D



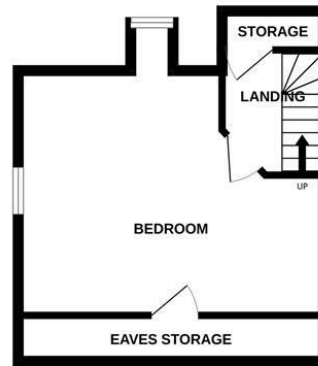
GROUND FLOOR



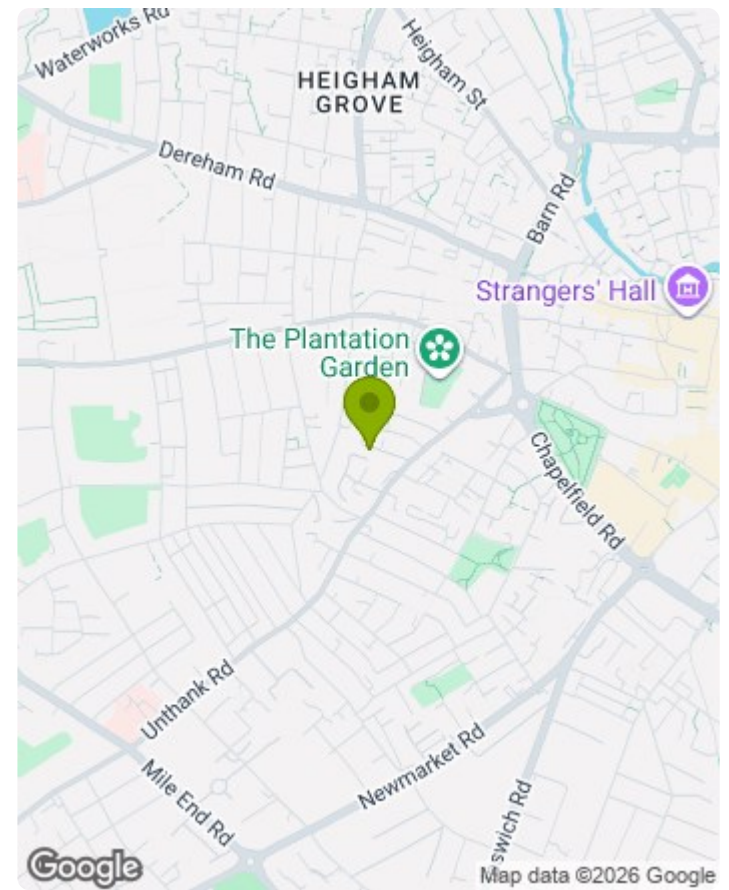
1ST FLOOR



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			86
(81-91) B			
(69-80) C		70	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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- 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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