



Dover Street
Norwich, NR2 3LQ
Guide Price £280,000

claxtonbird
residential

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ClaxtonBird are delighted to offer this exquisite two-bedroom Victorian mid-terrace house, ideally situated at the heart of the Golden Triangle, just a stone's throw away from all the conveniences of Unthank Road. As you step inside, you are greeted by a spacious sitting room that exudes charm, featuring a stunning cast iron fireplace, intricate decorative mouldings, and captivating stripped wooden floors. A sophisticated pine-panelled door with reeded glazing further enhances the room's elegant ambience. The contemporary fitted kitchen showcases stylish shaker-style cabinetry, seamlessly blending functionality with visual appeal. Upstairs, you will discover two generously proportioned double bedrooms, including one with a luxurious en-suite bathroom. Additionally, a well-appointed shower room on the ground floor provides additional convenience. Step outside to the traditional bisected garden, a serene outdoor retreat that includes two brick-built stores, ideal for extra storage. This remarkable Victorian residence offers not just a home, but a lifestyle of warmth and comfort, all within a highly sought-after location. Offered for sale with no onward chain.

Sitting Room 11'5" max into recess x 11'5" (3.50 max into recess x 3.50)

Entrance door with stained glass and fanlight above, upvc double glazed sash look window to front aspect, feature cast iron coal effect fireplace with wood surround and tiled hearth, shelving to recess, picture rail, cornice, ceiling rose, stripped wooden floor, radiator and pine panelled door with reeded glazing to dining room.

Dining Room 11'5" max into recess x 11'5" (3.50 max into recess x 3.48)

Upvc double glazed French doors leading out to the garden, understairs storage cupboard, stripped wooden floor and radiator.

Kitchen 8'2" x 6'2" (2.49 x 1.89)

Fitted kitchen comprising shaker-style wall and base units with wood-effect work surface and upstairs over, stainless steel sink drainer with mixer tap, built-in oven with hob and extractor over, plumbing for washing machine, space for fridge freezer, cupboard housing the wall-mounted central heating boiler, spotlights, wood-effect floor, shelving and upvc double glazed sash look window to side aspect.

Shower Room

Suite comprising shower cubicle with inset mixer shower, low level WC, wash hand basin with mixer, fully tiled walls, wood-effect floor, extractor fan and upvc double glazed window to rear aspect.

First Floor Landing

Bedroom 11'5" max to recess x 11'5" (3.48 max to recess x 3.48)

Upvc double glazed sash look window to front aspect, over stairs storage cupboard and radiator.

Bedroom 11'5" max x 11'5" (3.49 max x 3.48)

Upvc double glazed sash look window to rear aspect, shelving, stripped wooden floor and radiator. Doorway to:

En Suite Bathroom 8'2" x 6'2" (2.51 x 1.88)

Three-piece suite comprising panel bath with mixer tap and shower over, low-level WC, wash hand basin set in vanity unit with mixer tap, part panelled walls, part tiled walls, wood-effect floor, shaver point, extractor fan, towel rail radiator and upvc double glazed sash look window to rear aspect.

Rear Garden

Bisected walled garden laid to artificial lawn with patio offering space for an outdoor seating area, shrub borders and pathway leading to two brick-built stores.

Front Garden

Laid to shingle with shrub borders and gated pathway leading to the entrance door.

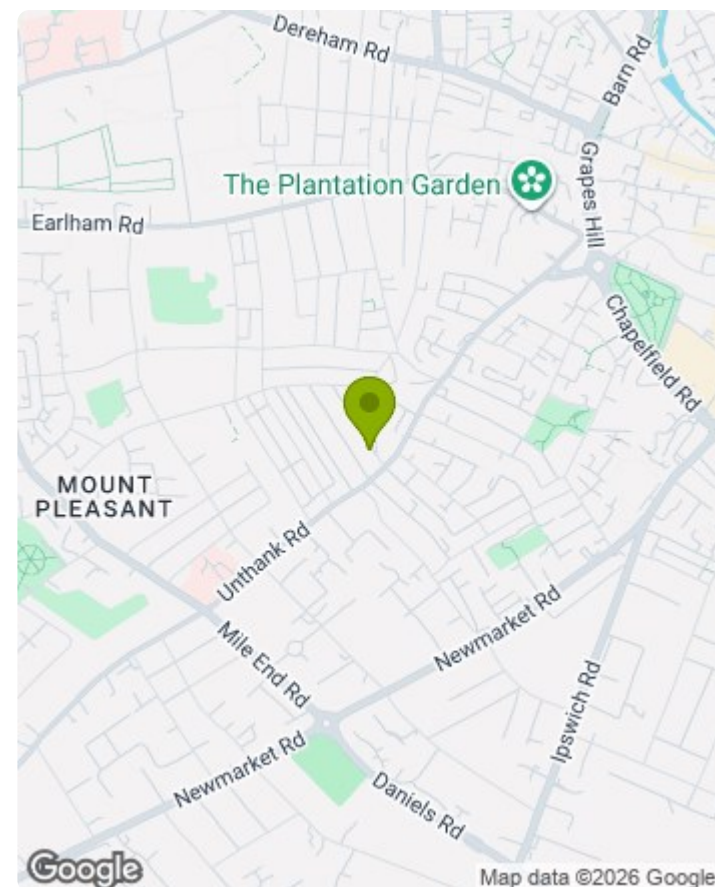
Agents Note

Council Tax Band B





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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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.

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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