Caernarvon Road
Norwich, Norfolk NR2 3HX

Offers in Excess of £450,000

claxtonbird
residential

Caernarvon Road, Norwich, Norfolk NR2 3HX

Nestled within the sought-after Golden Triangle area of Norwich, this splendid mid-terrace Victorian house offers a wonderful blend of classic charm and contemporary living. With its striking bay frontage and spacious over-carriage layout, a master bedroom with an en-suite bathroom, two further double bedrooms, dressing room/study, and a separate shower room on the first floor. The ground floor features two inviting reception rooms, as well as a convenient cloakroom. The heart of the home is undoubtedly the extended open-plan kitchen/living area. This modern space has been designed for both functionality and style, featuring bi-folding doors that seamlessly connect to the larger-than-average garden. The property retains a host of original features that add to its charm, while the modern fitted kitchen and bathroom suites provide all the conveniences of contemporary living. This delightful home is not only a testament to Victorian architecture but also a comfortable space for modern family life. With its prime location just off Earlham Road, residents will enjoy easy access to local amenities, parks, and excellent transport links. Offered for sale with no onward chain.

Sitting Room 13'10" max into bay x 11'8" max (4.22 max into bay x 3.58 max)
Glazed entrance door, upvc double glazed sash look bay window to front aspect, cast iron fireplace with wood surround and tiled hearth, cornice, stripped wooden floor and Victorian style radiator.

Dining Room 11'8" max into recess x 10'11" (3.57 max into recess x 3.33)
Fireplace with wood surround and tiled hearth, stripped wooden floor and Victorian-style radiator. Open to:

Open Plan Kitchen / Breakfast Room 14'4" x 11'4" (4.38 x 3.47)
Fitted kitchen comprising modern base units with solid wood work surfaces over, double stainless steel sink with mixer tap, gas Range cooker, space for fridge freezer, shelving, stripped wooden floor, vertical radiator, three skylights, glazed door to passage and triple bi-folding doors leading out into the garden.

Cloakroom
Low-level WC, wash hand basin and stripped wooden floor.

First Floor Landing
Victorian style radiator.

Bedroom 14'1" max x 9'2" (4.31 max x 2.81)
Sash window to rear aspect, stripped wooden floor and Victorian-style radiator. Door:

En Suite Bathroom
Suite comprising free-standing bath with mixer tap and shower attachment, low-level WC, twin wash hand basin set in vanity unit, part tiled walls, stripped wooden floor, vertical radiator and sash window to rear aspect.

Bedroom 11'10" max x 8'6" (3.63 max x 2.60)
Upvc double glazed sash look window to front aspect, feature decorative fireplace with tiled hearth, stripped wooden floor and Victorian-style radiator.

Bedroom 10'11" x 8'10" (3.34 x 2.71)
Sash window to rear aspect, cupboard housing the central heating boiler, decorative fireplace with tiled hearth, stripped wooden floor and radiator.

Dressing Room / Study 8'10" x 6'4" (2.71 x 1.94)
Upvc double glazed sash look window to front aspect, stripped wooden floor and radiator.

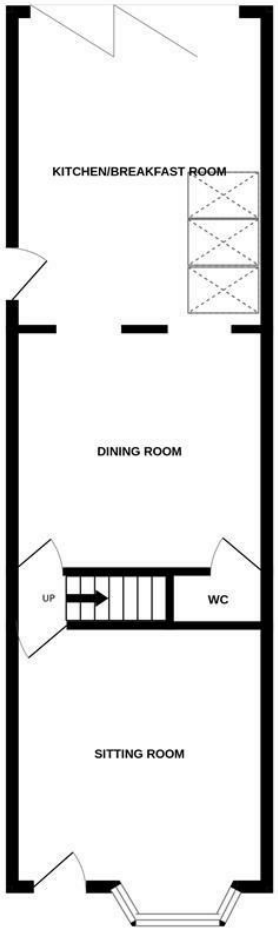
Shower Room
Suite comprising walk in shower cubicle with inset shower, wash hand basin with mixer tap, part-tiled walls, stripped wooden floor, spotlights, extractor fan and towel rail radiator.

Front Garden
Traditional terrace style garden enclosed by wall with gated access to the entrance door.

Rear Garden
Larger than average bisected rear garden enclosed by fencing and mainly laid to lawn with seating area, mature flower, shrub and tree borders.

Agents Note
Council Tax Band B

GROUND FLOOR



1ST FLOOR

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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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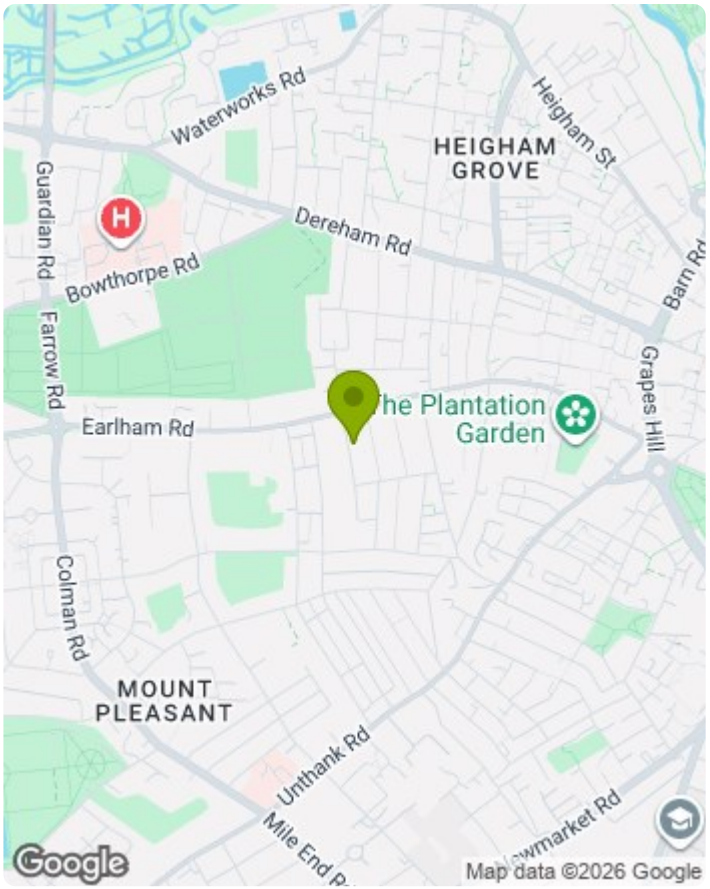

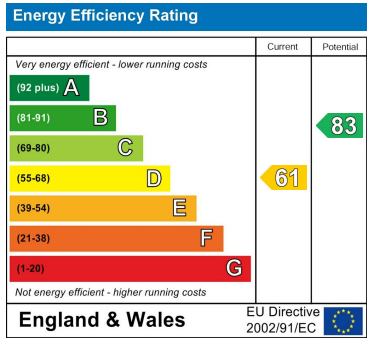

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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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