Newmarket Street
Norwich, NR2 2DW

Guide Price £270,000 - £280,000

claxtonbird
residential

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*** Launch Event Saturday 5th September - Strictly By Appointment Only *** Guide Price £270,000 - £280,000 *** Nestled in the heart of the Golden Triangle, this charming mid-terrace house offers a delightful blend of modern living and classic features. As you step inside, you are welcomed by an inviting open-plan sitting room/dining room, adorned with beautiful sash windows and stripped wooden flooring, adding a touch of warmth and character. The open-plan kitchen/breakfast room boasts elegant shaker-style cabinetry and a pitched glass roof, providing both functionality and style. On the first floor, there are two generously sized bedrooms, with one providing access to the bathroom. Externally, the non-bisected rear garden offers a delightful patio seating area, serving as a peaceful retreat from the hustle and bustle of city life. Situated just a stone's throw from the city centre, this property enjoys a fantastic location that offers easy access to a wealth of amenities, including shops, restaurants, and cultural attractions.

Sitting Room 11'11" x 11'10" max to recess (3.64 x 3.63 max to recess)
Victorian entrance door, double glazed sash window to front aspect, shelving and wall lights to recess, feature wood burner with brick hearth and surround, ceiling rose, stripped wooden floor and vertical radiator. Open to:

Dining Room 10'5" x 11'10" into recess (3.19 x 3.63 into recess)
Double glazed sash window to rear aspect, stairs to first floor, two understairs storage cupboards, feature cast-iron fireplace, stripped wooden floor and vertical radiator.

Kitchen / Breakfast Room 19'1" max x 6'5" (5.84 max x 1.97)
Fitted kitchen comprising shaker style with work surfaces over, ceramic one and a half bowl sink drainer with mixer tap, electric cooker point, space for fridge freezer, plumbing for washing machine, built-in freezer, wood effect tiled floor, radiator, pitched glass roof, upvc double glazed windows to side and rear aspect and upvc double glazed french doors leading out to the garden.

First Floor Landing

Bedroom 11'11" max into recess x 11'10" (3.64 max into recess x 3.63)
Double glazed sash window with bespoke shutters to front aspect, loft access, stripped wooden floor and radiator.

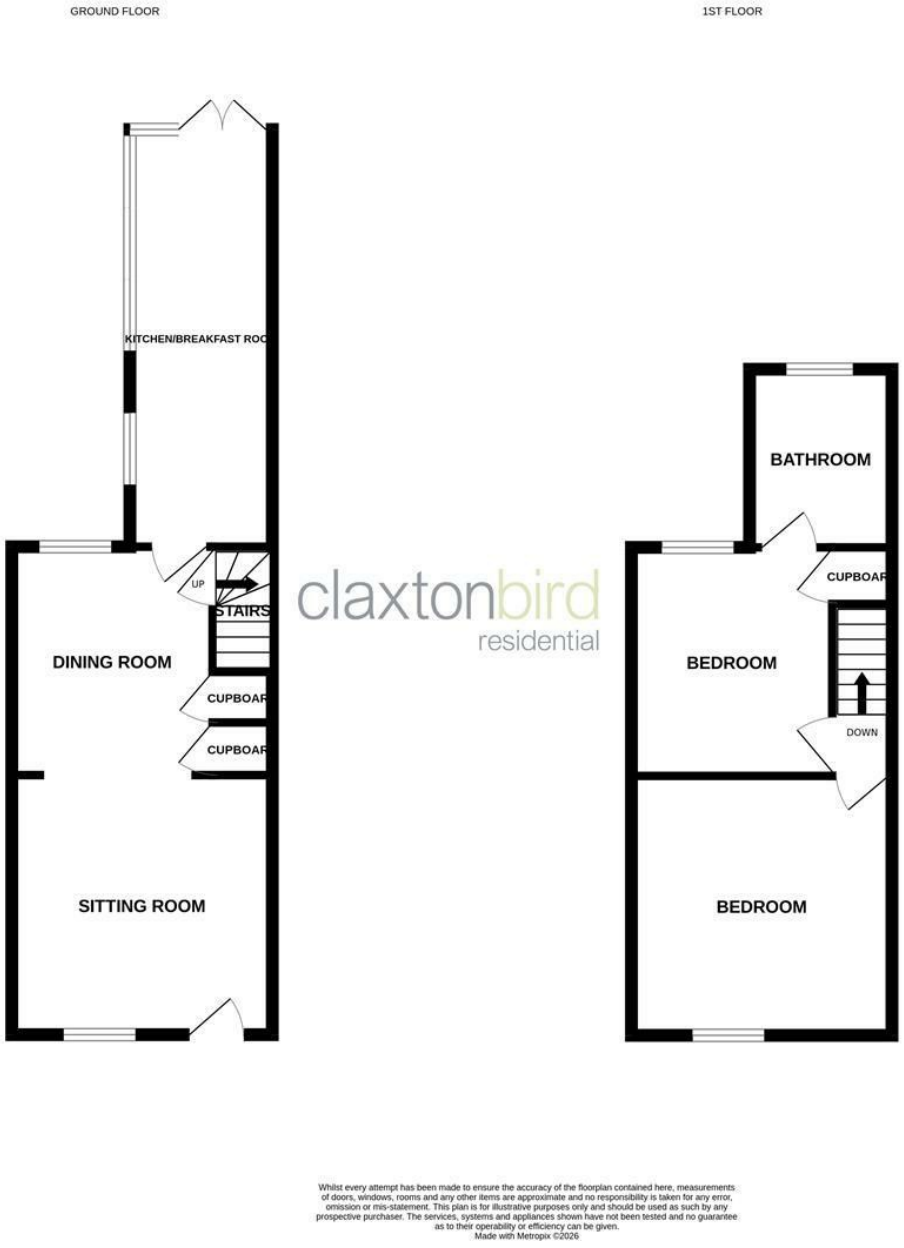
Bedroom 9'11" x 9'1" (3.03 x 2.78)
Double glazed sash window to rear aspect, overstairs storage cupboard, stripped wooden floor and radiator. Door to:

Bathroom 8'1" x 6'5" (2.48 x 1.98)
Three-piece white suite comprising panel bath with electric shower over, wash hand basin, low-level WC, fitted cupboard housing the gas central heating boiler, shelving, stripped wooden floor, radiator and upvc double glazed window to rear aspect.

Front Garden
Walled garden with a variety of flower and shrub borders and gated tiled pathway leading to the entrance door.

Rear Garden
Non-bisected garden offering a patio seating area leading to an artificial lawn with plants and flower borders.

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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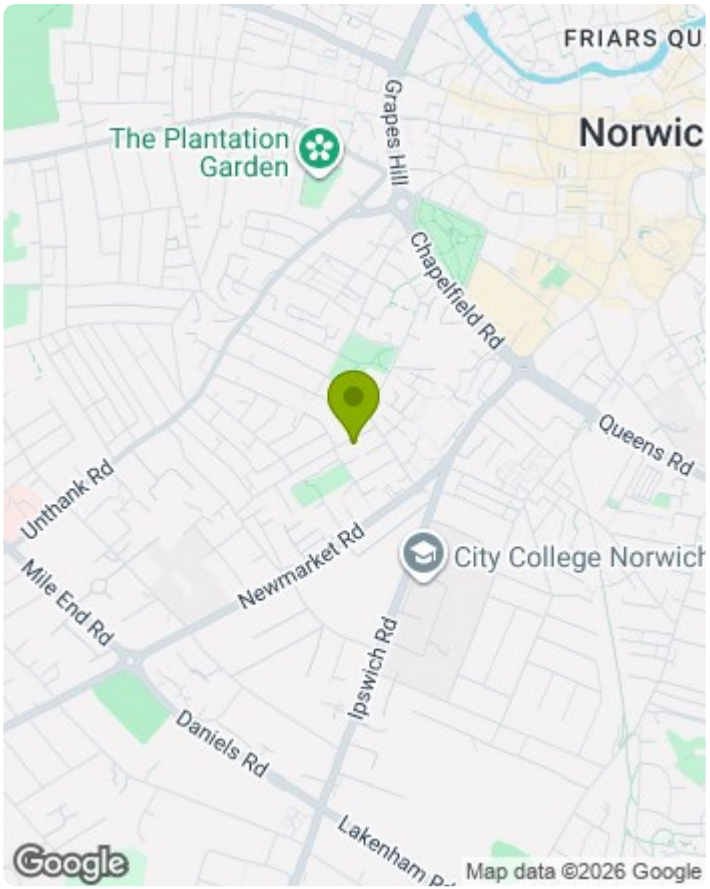

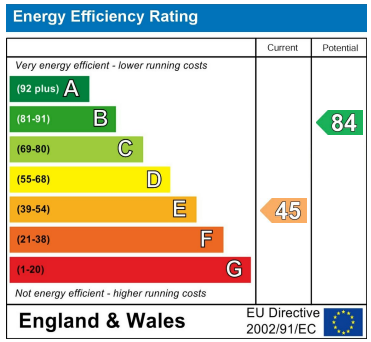

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
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