

Elizabeth Fry Road
Norwich, Norfolk NR2 3QJ

Guide Price £280,000 - £290,000

claxtonbird
residential

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*** GUIDE PRICE £280,000 - £290,000 *** ClaxtonBird are delighted to offer this fantastic ex-local authority mid-terrace house situated in the highly desirable Golden Triangle area of Norwich, just a short distance from various local amenities and reputable schools. Upon entering, you'll be greeted by a welcoming layout that includes a spacious sitting room, a functional kitchen, a utility room, a cloakroom and a lean-to conservatory on the ground floor. Upstairs, you'll find three generously sized bedrooms, alongside a well-appointed family bathroom. The property benefits from a brand-new central heating system, ensuring energy efficiency all year round. Outside, the property offers the convenience of off-road parking at the front and a fully enclosed west-facing garden at the rear, providing an ideal space for relaxation and entertaining.

Kitchen / Diner 10'2 x 10'0 (3.10m x 3.05m)
Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built in electric oven and inset electric hob with extractor hood over, plumbing for dishwasher, double glazed window to front aspect, radiator, archway to utility room and door to inner hall.

Inner Hall
Stairs to the first floor and door to sitting room.

Sitting Room 16'6 x 11'9 (5.03m x 3.58m)
Double glazed window to front aspect, secondary glazed window to rear aspect, spotlights with dimmer switch, Hive thermostat system, two radiators and door to utility room.

Utility Room 7'8 x 5'9 (2.34m x 1.75m)
Base units with work surfaces over, plumbing for washing machine, space for fridge-freezer, and under-stairs storage cupboard.

Cloakroom
WC, pedestal wash hand basin and double glazed window to rear aspect.

Lean To 14'0 x 7'0 (4.27m x 2.13m)
Single glazed lean to with sliding doors opening to the rear garden.

First Floor Landing
Double glazed window to rear aspect, built-in storage cupboard and loft access.

Bedroom 10'3 x 10'1 (3.12m x 3.07m)
Double glazed window to front aspect and radiator.

Bedroom 15'1 max x 8'2 plus recess (4.60m max x 2.49m plus recess)
Double glazed window to front aspect, fitted wardrobe and radiator.

Bedroom 8'8 x 8'2 (2.64m x 2.49m)
Double glazed window to rear aspect and radiator.

Bathroom
White suite comprising bath with electric shower over, pedestal wash hand basin, WC, heated towel rail and double glazed window to rear aspect.

Front Garden
Laid to shingle and offering off road parking for several vehicles.

Rear Garden
Good-sized west-facing garden fully enclosed by fencing and laid to patio and lawn with timber shed and outside tap.

Agents Note
Council Tax Band A

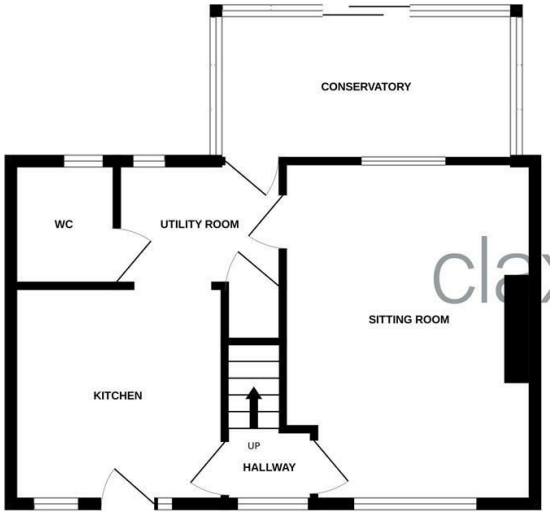
The current owners have boarded and insulated the loft, completed a full electrical rewire with a new board, and installed a brand-new central heating system along with a Hive smart thermostat.



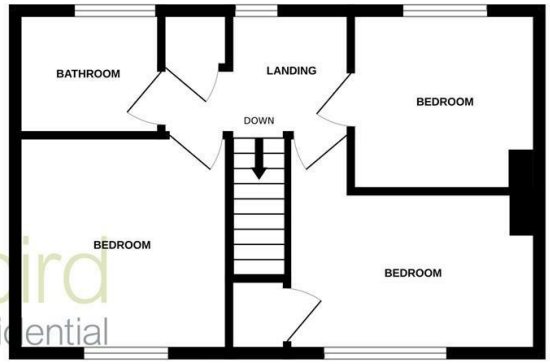




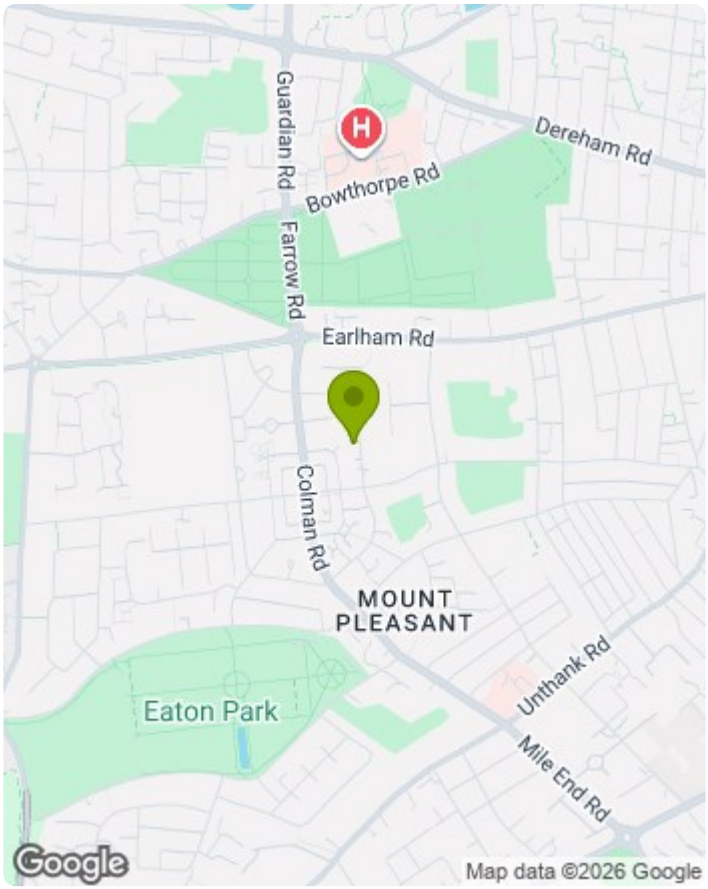
GROUND FLOOR

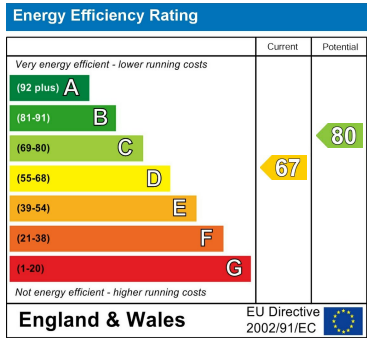


1ST FLOOR



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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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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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