**Portland Street**

**Norwich, Norfolk NR2 3LE**

**Guide Price £400,000 - £425,000**

claxtonbird residential

# Portland Street, Norwich, Norfolk NR2 3LE

*** Guide Price £400,000 - £425,000 *** ClaxtonBird are delighted to offer this charming mid-terrace house, located at the heart of the Golden Triangle, just off the bustling Unthank Road. The property spans three floors, offering both flexible and spacious living accommodation throughout. Upon entering, you are welcomed by a cosy sitting room featuring a wood burner and engineered oak wooden flooring, which seamlessly flows into the dining room, creating a delightful dual-aspect living space. A true highlight of this home is the larger-than-average kitchen, finished to a high standard and boasting stunning granite work surfaces. Completing the ground floor accommodation is the shower room, providing additional convenience to everyday living. On the first floor, you'll discover two inviting bedrooms and a well-appointed bathroom off the landing, with a staircase leading you to an additional bedroom on the second floor. Outside, the non-bisected garden provides a peaceful outdoor sanctuary to enjoy during the warmer months, ideal for al fresco dining. Offered for sale with no onward chain.

## Entrance Hall
Entrance door with fan light above, cornice, ceiling rose, original corbel, stairs to first floor, oak engineered wooden floor and radiator.

## Sitting Room 12'2" x 11'7" max to recess (3.72 x 3.54 max to recess )
Upvc double glazed sash window to front aspect, wall lights, cornice, ceiling rose, feature wood burner with pammant tiled hearth, engineered oak wooden floor and radiator. Open to:

## Dining Room 11'11" max to recess x 12'5" (3.65 max to recess x 3.80)
Upvc double glazed window to rear aspect, cornice, ceiling rose, engineered oak wooden floor and radiator.

## Inner Lobby
Upvc double glazed window to side aspect, oak engineered wooden floor, door to shower room and upvc door leading out to the garden.

## Kitchen 16'8" x 7'9" (5.09 x 2.38)
Fitted kitchen comprising wall and base units with granite worktop over, one and a half bowl sink drainer with mixer tap, built in oven with hob and canopy extractor over, space for fridge freezer, plumbing for washing machine and dishwasher, space for fridge freezer, engineered oak wooden floor, spot lights, radiator and two upvc double glazed windows to side aspect.

## Shower Room
Suite comprising shower cubicle with inset shower, low level WC, pedestal wash hand basin, travertine tiled walls and floor, spotlights, extractor fan and chrome towel rail radiator.

## First Floor Landing
Stairs to second floor, understairs storage cupboard and radiator.

## Bedroom 12'1" x 15'2" max into recess (3.70 x 4.64 max into recess)
Two upvc double glazed sash windows to front aspect, built in wardrobe and radiator.

## Bedroom 12'4" x 8'6" max (3.76 x 2.60 max)
Upvc double glazed sash look window to rear aspect, two fitted wardrobes to recesses and radiator.

## Bathroom 8'5" x 9'3" (2.57 x 2.84)
Three piece suite comprising feature free standing roll top bath with mixer tap and shower attatchment, low level WC, pedestal wash hand basin, part pannelled walls, traventine tiled floor, spot lights, cupboard housing the gas central heating boiler and pressurised water cylinder, Victorian style radiator and upvc double glazed window to rear aspect.

## Second Floor Landing
Eaves storage cupboard.

## Bedroom 11'10" x 11'7" (3.63 x 3.54)
Velux window to front and rear aspect, eaves storage wardrobe and cupboards, built-in drawers, spotlights and radiator.

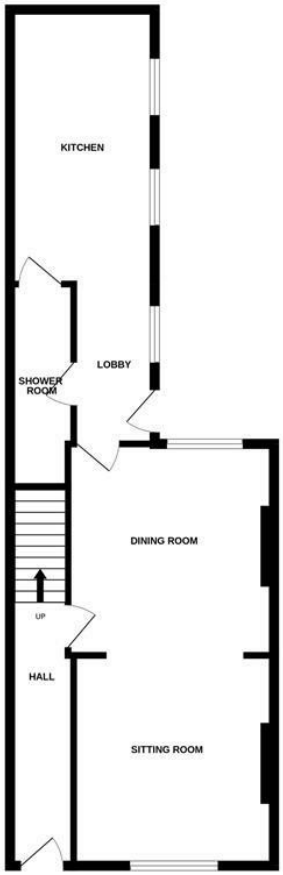
## Front Garden
Walled garden laid to shingle with pathway leading to the entrance door.

## Rear Garden
Non bisected rear garden enclosed by fencing and laid to patio with outside tap and shrub borders, small decked area offering an outdoor seating area and side access gate to passageway (shared by one neighbour).

## Agents Note
The kitchen appliances will remain in the property.

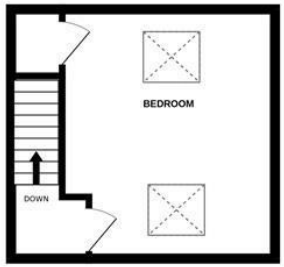
Council Tax Band - TBC

GROUND FLOOR




1ST FLOOR

2ND 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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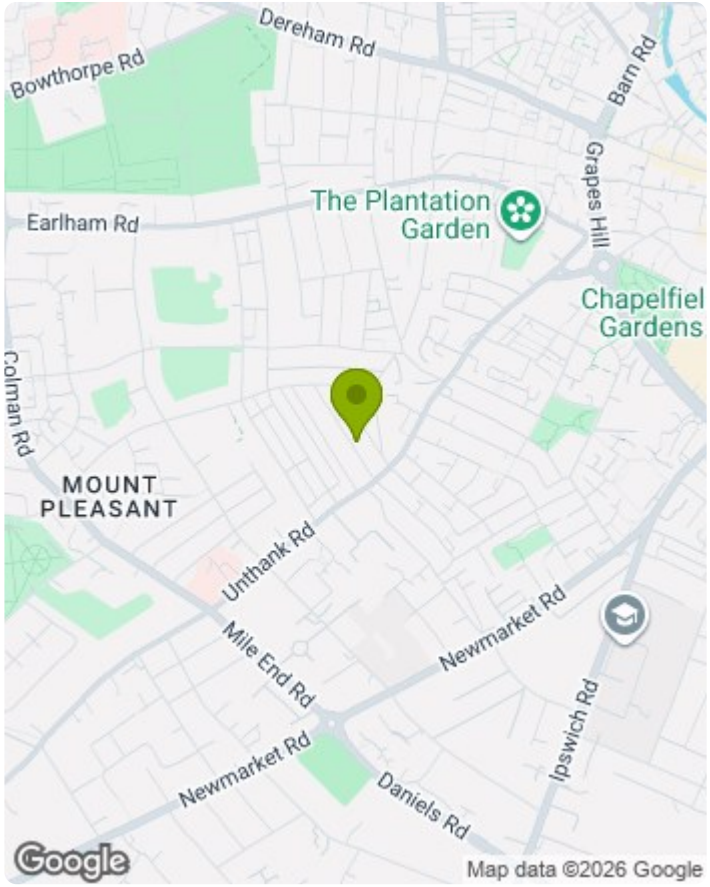


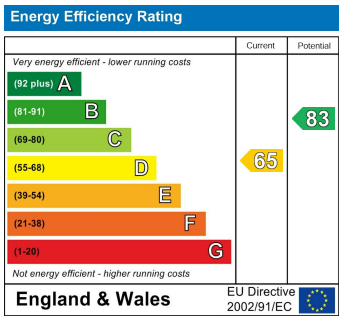


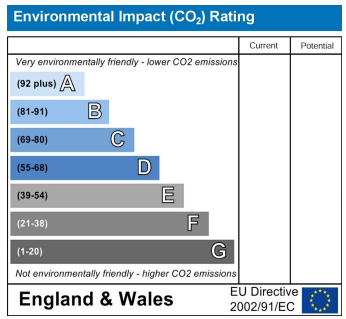


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