



**Alexandra Road**  
**Norwich, Norfolk NR2 3ED**  
**Guide Price £425,000 - £450,000**

**claxtonbird**  
residential

## Alexandra Road, Norwich, Norfolk NR2 3ED

\*\*\* Guide Price £425,000 - £450,000 \*\*\* Discover this beautifully appointed Victorian terrace house, located in the highly sought-after Golden Triangle area of Norwich. With its elegant grey brick facade, this home strikes a perfect balance between period charm and modern convenience. Upon entering, you're greeted by a warm entrance hall that leads into a generous open-plan lounge/diner, ideal for entertaining guests. The recently fitted kitchen has been thoughtfully designed, offering a practical layout that meets the demands of everyday living, whilst the stylish modern ground-floor bathroom suite enhances both comfort and functionality. On the first floor, you'll find three well-proportioned bedrooms all accessible from the landing, as well as a staircase leading to a converted attic bedroom with private en-suite. Outside, the traditional courtyard garden offers a tranquil retreat and an ideal setting for outdoor relaxation or alfresco dining. This delightful property truly embodies the character and elegance of Victorian architecture while providing all the modern amenities for contemporary living.

### Entrance Hall

Entrance door, stairs to first floor, understairs storage area, stripped wooden floor and radiator.

### Lounge / Diner 23'4 x 12'3 max narrowing to 10'1 (7.11m x 3.73m max narrowing to 3.07m)

Double glazed sash window to front aspect, feature cast iron wood burner with slate hearth, stripped wooden floor, two radiators and French doors opening out to the garden.

### Kitchen 10'1 x 7'10 (3.07m x 2.39m)

Recently fitted kitchen comprising a range of wall and base units with work surfaces over, inset ceramic sink unit with mixer tap, built in electric oven with electric hob and extractor hood over, plumbing for dishwasher and washing machine, and space for an upright fridge freezer.

### Rear Lobby

Double glazed door leading out to the garden.

### Bathroom

Recently fitted four piece suite comprising bath with mixer tap, corner shower cubicle with rainfall shower over, wash hand basin set in vanity unit with mixer tap, WC, part tiled walls, upright towel rail and double glazed window to side aspect.

### First Floor Landing

Split-level landing, with the main section having stairs to the second floor.

### Bedroom 9'8 x 7'9 (2.95m x 2.36m)

Double glazed window to side aspect and radiator.

### Bedroom 16'0 x 11'6 (4.88m x 3.51m)

Two double glazed sash windows to front aspect and radiator.

### Bedroom 11'6 x 10'2 (3.51m x 3.10m)

Double glazed window to rear aspect and radiator.

### Second Floor Landing

Sash window to rear aspect.

### Bedroom 16'4 x 8'2 (4.98m x 2.49m)

Velux window to front aspect, double glazed sash window to rear aspect, built-in double wardrobe and radiator. Door to:

### En Suite

Suite comprising corner shower cubicle, WC, tiled floor, towel rail and Velux window to front aspect.

### Front Garden

Traditional terrace style garden with gated pathway leading to the entrance door.

### Rear Garden

Enclosed courtyard garden laid to patio with raised beds and gated rear access.

### Agents Note

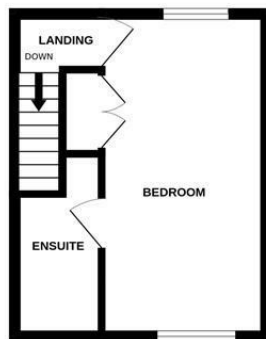
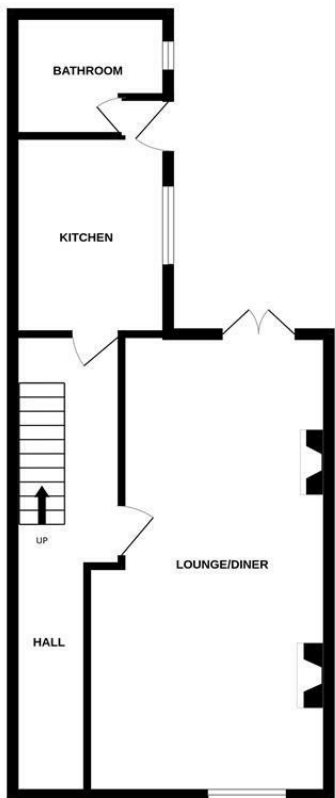
Council Tax Band C



GROUND FLOOR

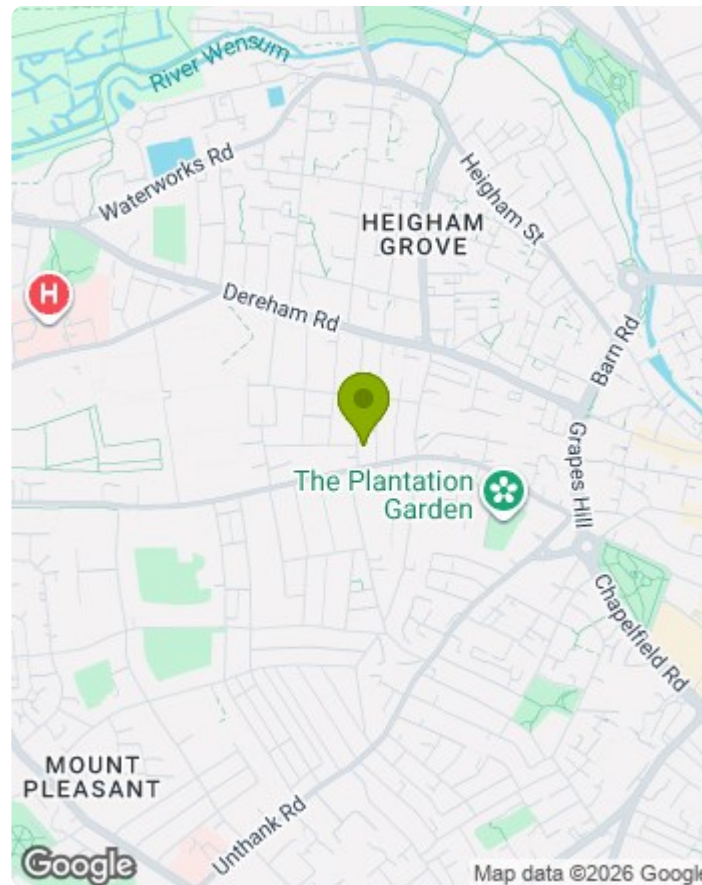
1ST FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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