



**All Saints Green
Norwich, NR1 3LY**

Guide Price £400,000 - £425,000

claxtonbird
residential

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Nestled at the heart of the City Centre, this stunning Grade II listed townhouse perfectly combines historic charm with modern living. This delightful property boasts a light and spacious layout, enhanced by original features such as high ceilings and elegant sash windows, creating an inviting atmosphere throughout. Upon entering, you are greeted by a beautiful and spacious open-plan reception room/kitchen ideal for entertaining, on the ground floor. This area has been thoughtfully designed for modern living, featuring shaker-style cabinetry and a range of integrated appliances. The original French doors, complete with shutters, open out to a charming patio area, seamlessly blending indoor and outdoor living. On the first floor, there are two well-proportioned bedrooms, each showcasing built-in wardrobes and practical en-suite bathrooms, ensuring comfort and privacy for residents and guests alike. With its prime location, this townhouse offers easy access to a variety of amenities, making it an ideal choice for those seeking a vibrant urban lifestyle while enjoying the tranquillity of a beautifully appointed home.

Entrance Hall

Entrance door, stairs to first floor, understairs storage cupboard and electric radiator.

Open Plan Reception Room / Kitchen 27'2 x 16'4 (8.28m x 4.98m)

Reception Room

Large sash window to rear aspect, high ceilings, ornate cornicing, dado rail, period-style panelling, three electric radiators and original French doors with shutters opening out to the courtyard garden. Open to:

Kitchen

Fitted kitchen comprising wall and base units with stone work surfaces over, inset one and a half bowl ceramic sink unit with mixer tap, built in electric oven, built in fridge freezer, built in dishwasher, built in washer/dryer, fitted island unit offering additional storage and Bosch induction hob with extractor hood over, video intercom system and sash window to front aspect.

First Floor Landing

Sash window to front aspect and electric radiator.

Bedroom 16'8 x 9'10 (5.08m x 3.00m)

Sash window to rear aspect, two built-in double wardrobes, original cornice, dado rail with panelling beneath and electric radiator. Door to:

En Suite

Suite comprising large tiled shower cubicle with rainfall shower over, wash hand basin with mixer tap, WC and upright towel rail.

Bedroom 12'9 x 8'8 (3.89m x 2.64m)

Large sash window to rear aspect, built-in double wardrobe, dado rail with panelling beneath and electric radiator. Door to:

En Suite

Suite comprising shower cubicle with rainfall shower over, wall-mounted wash hand basin with mixer tap, WC, towel rail and sash window to rear aspect.

Outside

The property is approached via a tarmac driveway, with access to the entrance door. At the rear of the property, there is a private patio area enclosed by railings.

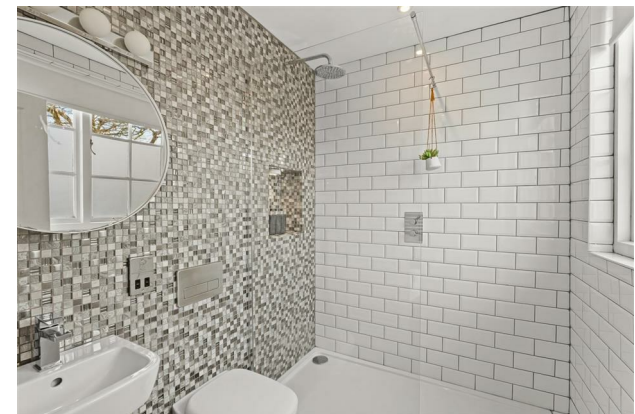
Agents Note

Council Tax Band C

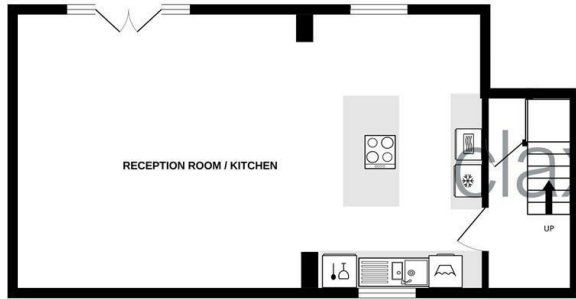
The vendor has informed us of the following lease Information:

Lease Years Remaining - 990 approximately

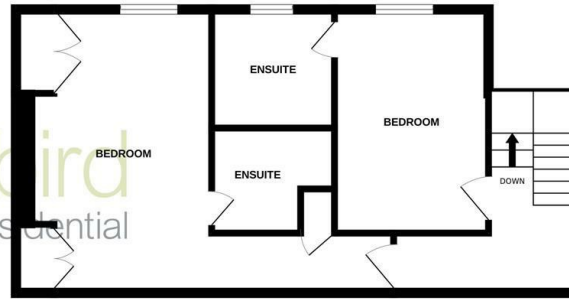
Current Annual Service Charge - £1588.00 approximately



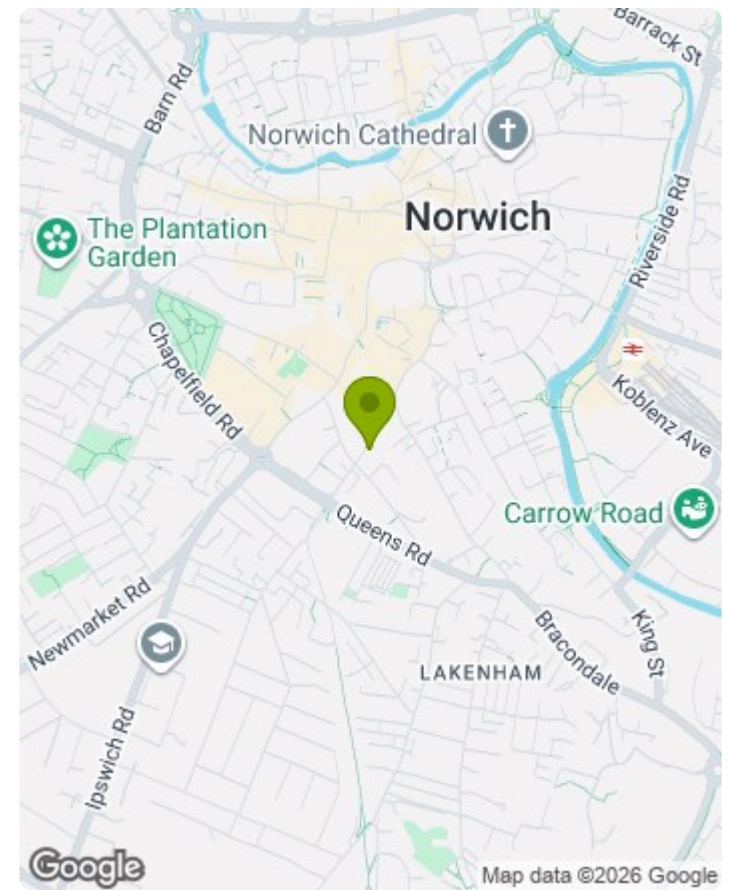
GROUND FLOOR



1ST FLOOR



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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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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