

Whitehall Road
Norwich, NR2 3EW

Offers in Excess of £475,000

claxtonbird
residential

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ClaxtonBird are delighted to offer this charming 1930s extended semi-detached house situated in a sought-after residential location, within the Golden Triangle area of Norwich. Internally, there is light and spacious accommodation throughout, comprising entrance porch, hallway, sitting room, dining room, kitchen, conservatory and a recently fitted shower room to the ground floor. To the first floor there are three bedrooms and a modern fitted bathroom suite off landing. Externally, there is a Mediterranean style front garden, good sized lawned rear garden and ample on-street permit parking available.

Entrance Porch
Part glazed entrance door, double glazed window to front aspect and door to entrance hall.

Entrance Hall
Victorian style tiled floor, radiator and stairs leading to the first floor.

Sitting Room 18'10" x 9'10 (5.74m x 3.00m)
A light and spacious reception room with upvc double glazed sash window to front aspect, a host of period features including picture rail, ceiling rose, coal effect gas fireplace with wooden surround and stripped wooden floors and radiator.

Shower Room
Recently fitted suite comprising tiled shower cubicle, hand wash basin, WC, radiator and Velux skylight window.

Kitchen 14'5" x 12'7" (4.39m x 3.84m)
Fitted kitchen comprising matching base and eye level units with wooden block work surfaces over, butler sink with mixer tap, space for cooker, plumbing for washing machine & dishwasher, natural slate floor, three Velux skylight windows, doors to dining room and conservatory and door leading out to the rear garden.

Dining Room 13'8" x 10'3" (4.17m x 3.12m)
Feature cast iron wood burner, built-in under stairs storage cupboard, stripped wooden floor and original timber French doors opening to the conservatory.

Conservatory 12'7" x 9'1" (3.84m x 2.77m)
Brick base conservatory with upvc windows and door leading out to the garden, wooden floor and radiator.

First Floor Landing
Doors to all rooms.

Bedroom 18'1" x 9'9" (5.51m x 2.97m)
Double glazed sash bay window to front aspect with fitted shutters, feature decorative fireplace, stripped wooden floor and radiator.

Bedroom 11'1" x 10'3" (3.38m x 3.12m)
Double glazed window to rear aspect, stripped wooden floor and radiator.

Bedroom 9'6" x 7'4" (2.90m x 2.24m)
Double glazed window to rear aspect, stripped wooden floor and radiator.

Bathroom
Recently fitted suite comprising bath with shower over, pedestal hand wash basin, WC, chrome towel rail and two double glazed windows to side aspect.

Front Garden
The property is set in an elevated position with a Mediterranean style South facing garden enclosed by wall with various plants and shrubs and steps leading up to the entrance door.

Rear Garden
Good sized rear garden laid predominantly to lawn with pond, trees, plants and shrubs.

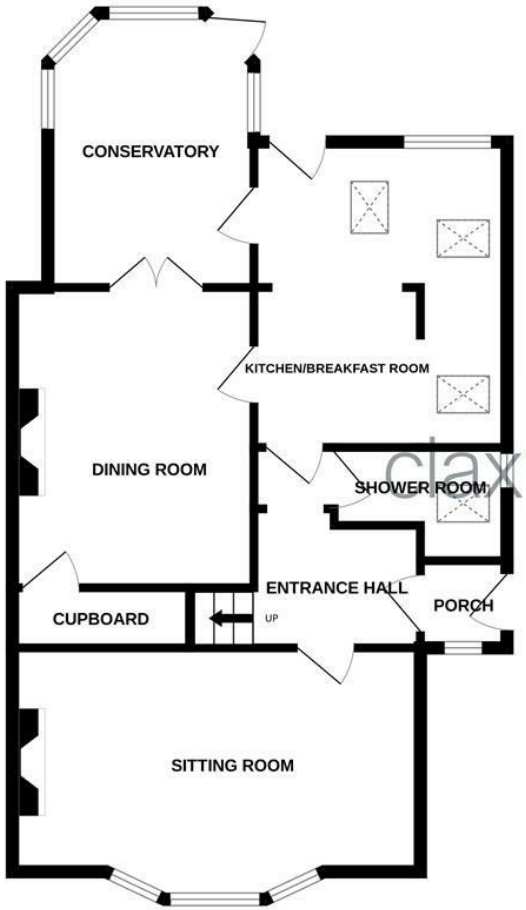
Agents Note
Council Tax Band C
EPC Rating D



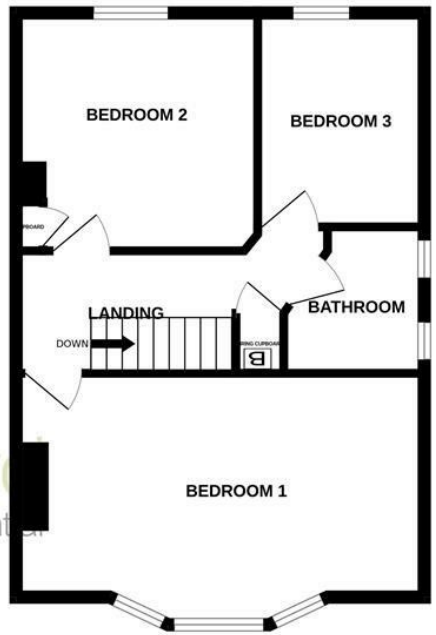




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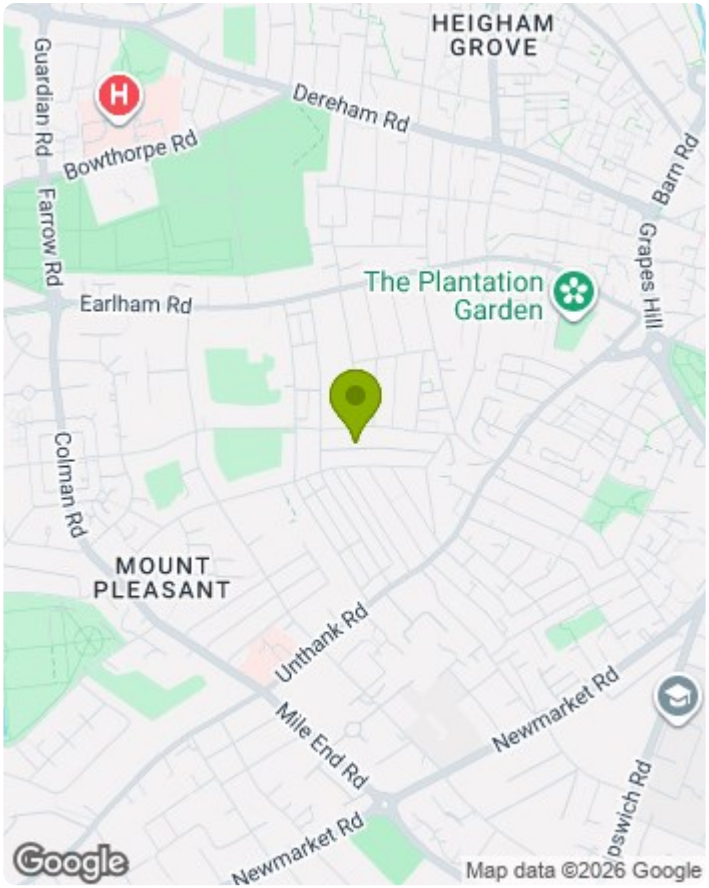


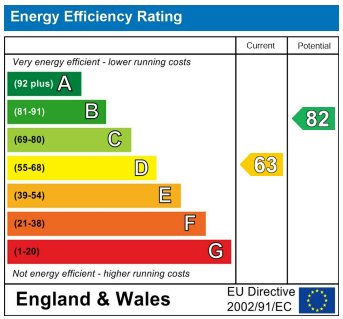
1ST FLOOR

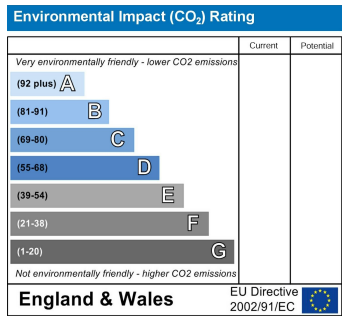


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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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