



**Whitehall Road**  
**Norwich, NR2 3EN**  
**Guide price £500,000**

**claxtonbird**  
residential

A beautifully presented and versatile home offering modern open-plan living and well-proportioned accommodation throughout. The property comprises an entrance hall with tiled flooring, bay fronted sitting room, a superb open-plan kitchen/living space fitted with wall and tall base units, oak worktops, central island with bar seating, and integrated appliances. The space is ideal for both dining and relaxation, enhanced by Velux windows, additional storage, and aluminium bi-fold doors opening onto the rear garden. A useful utility/WC includes a vanity basin, WC, space for laundry appliances.. To the first floor are three bedrooms, including a bay-fronted double with feature fireplace, together with a modern family bathroom fitted with bath and shower over, WC, and vanity basin. Outside, the property is approached via an enclosed stone shingle frontage and a driveway providing off-road parking. To the rear is a private landscaped garden with patio seating area, and mature borders, along with a separate studio/office, with double gated access back to the driveway.

#### Entrance Hall

Glazed entrance door with fanlight over, uPVC double-glazed window to the side aspect, stairs to the first floor, understairs storage area, tiled floor, and radiator.

#### Sitting Room 13'10" max x 12'0" max (4.22 max x 3.68 max)

uPVC double-glazed bay window to the front aspect, shelving to recess, and radiator.

#### Open Plan Kitchen/Dining/Living Room 21'3" max x 17'7" max (6.49 max x 5.36 max)

Impressive open-plan kitchen and living area featuring a stylish range of wall and tall base units with oak work surfaces, central island with bar seating space, integrated electric oven, induction hob with extractor hood above, and integrated fridge and freezer. There is space and plumbing for a dishwasher (currently used for a tumble dryer), together with an inset composite sink and mixer tap. The room offers ample space for a dining table and chairs, as well as a separate living area with sofa and coffee table, overlooking and providing access to the rear garden via aluminium double-glazed bi-fold doors. Additional benefits include tiled flooring, three radiators, built-in storage cupboard, and two Velux roof windows.

#### WC/Utility

Comprising a low-level WC and a wall-mounted hand wash basin with splashback, this well-appointed space also houses a wall-mounted gas boiler. Further features include oak worktops, provision for a washing machine with space and plumbing, uPVC double-glazed window to the side aspect, and tiled flooring.

#### Landing

Doors leading to three bedrooms and the bathroom, loft hatch providing access to the roof space, uPVC double-glazed window to the side aspect.

#### Bedroom 12'1" max x 12'10" max (3.69 max x 3.92 max)

Generous double bedroom featuring a bay-fronted uPVC double-glazed window to the front aspect, attractive feature iron fireplace, and a radiator.

#### Bedroom 11'1" x 10'8" max (3.39 x 3.26 max)

Well-proportioned double bedroom featuring a uPVC double-glazed window to the rear aspect, stripped and painted wooden floorboards, and a radiator.

#### Bedroom 7'8" x 8'7" (2.36 x 2.63)

uPVC double-glazed window to the rear aspect, stripped and painted wooden flooring, and a radiator.

#### Bathroom

Fitted bathroom suite comprising a panelled bath with shower over and tiled surround, low-level WC, and a hand wash basin set within a vanity unit with splashback. Further benefits include a storage recess, extractor fan, radiator, tiled flooring, and a uPVC double-glazed window to the front aspect.

#### Front Garden

Enclosed frontage laid to stone shingle with double gated access, complemented by a pathway leading to the front entrance, providing an attractive and practical approach to the property.

#### Rear Garden

A private and landscaped laid to lawn, rear garden featuring a patio alfresco seating area directly off the property, leading onto a section laid to artificial grass. The garden also benefits from raised flowerbed and mature tree borders, along with access to a home office/studio and gated access connecting through to the driveway.

#### Studio/Home Office 11'11" x 8'8" (3.65 x 2.65)

Bi-folding doors over looking and leading to the rear garden.

#### Driveway

Stone shingle driveway accessed via double gates, offering ample off-road parking.

#### Agents Note

Council Tax Band - C





