



Leopold Road  
Norwich, NR4 7PL  
**Guide price £260,000**

claxtonbird  
residential

## Leopold Road, Norwich, NR4 7PL

Nestled in the sought-after Golden Triangle area of Norwich, this newly decorated three-bedroom Victorian terrace house offers a delightful blend of charm and modern living. The property boasts a spacious open-plan sitting room/dining room, a well-appointed kitchen, a convenient lobby and ground floor bathroom, all enhancing the functionality of the home. On the first floor there are two double bedrooms off landing, with one providing access to a smaller third bedroom. Additional internal benefits include gas central heating and UPVC double glazing throughout, ensuring warmth and comfort all year round. One of the standout features of this home is the larger-than-average non-bisected rear garden, providing a serene outdoor space to enjoy during the warmer months. Situated just off Unthank Road, residents will appreciate the vibrant local community, with an array of shops, cafes, parks and both primary and secondary schools within easy reach.

### Sitting Room 11'5" max x 11'6" (3.50 max x 3.51)

Upvc double glazed entrance door, upvc double glazed sash look window to front aspect, decorative cast iron fireplace with wood surround, ceiling rose, cornice, picture rail, stairs to first floor and radiator. Open to:

### Dining Room 11'5" x 11'5" max (3.49 x 3.50 max)

Upvc double glazed window to rear aspect, understairs storage cupboard with shelf space, picture rail, cornice, ceiling rose and radiator.

### Kitchen 8'3" x 6'1" (2.52 x 1.86)

Fitted kitchen comprising wall and base units with work surface over, one and a half bowl sink drainer with mixer tap, built-in oven with hob and extractor, space for fridge freezer, wall-mounted central heating boiler, tiled splashbacks, wood effect floor and upvc double glazed window to side aspect.

### Lobby

Built-in storage cupboard, fitted shelving and glazed door leading out to the garden.

### Bathroom

Suite comprising panel bath with shower screen and mixer shower over, low level WC, wash hand basin set in vanity unit, fully tiled walls, tiled floor, radiator and upvc double glazed window to side aspect.

### First Floor Landing

### Bedroom 11'5" max x 11'6" (3.50 max x 3.51 )

Upvc double glazed sash look window to front aspect, over-stairs storage cupboard and radiator.

### Bedroom 11'6" max x 11'6" (3.51 max x 3.51)

Upvc double glazed window to rear aspect and radiator. Door to:

### Bedroom 9'1" x 6'1" (2.79 x 1.87)

Upvc double glazed window to rear aspect and radiator.

### Front Garden

Laid to shingle and enclosed by picket fencing with brick-weave pathway to entrance door

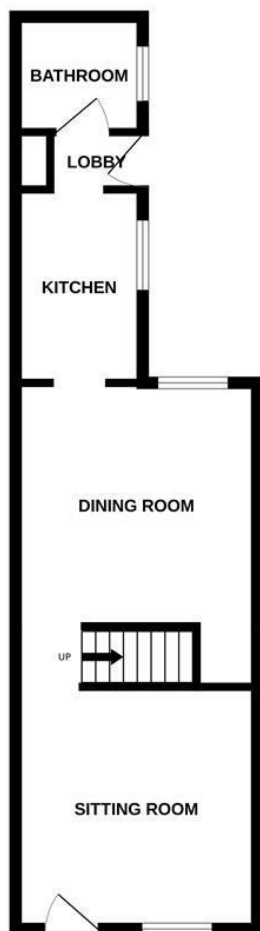
### Rear Garden

Larger-than-average non-bisected rear garden laid predominantly to lawn with patio seating area, outside tap, flower borders, timber shed and gated access.

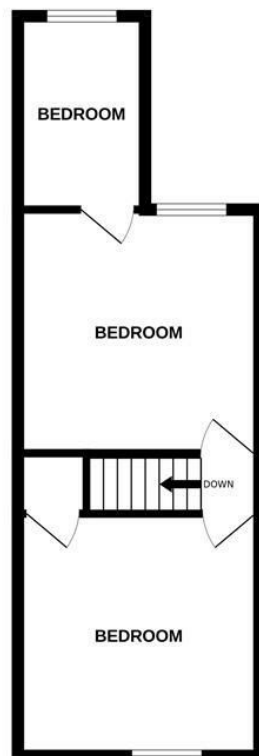
### Agents Note

Council Tax Band B

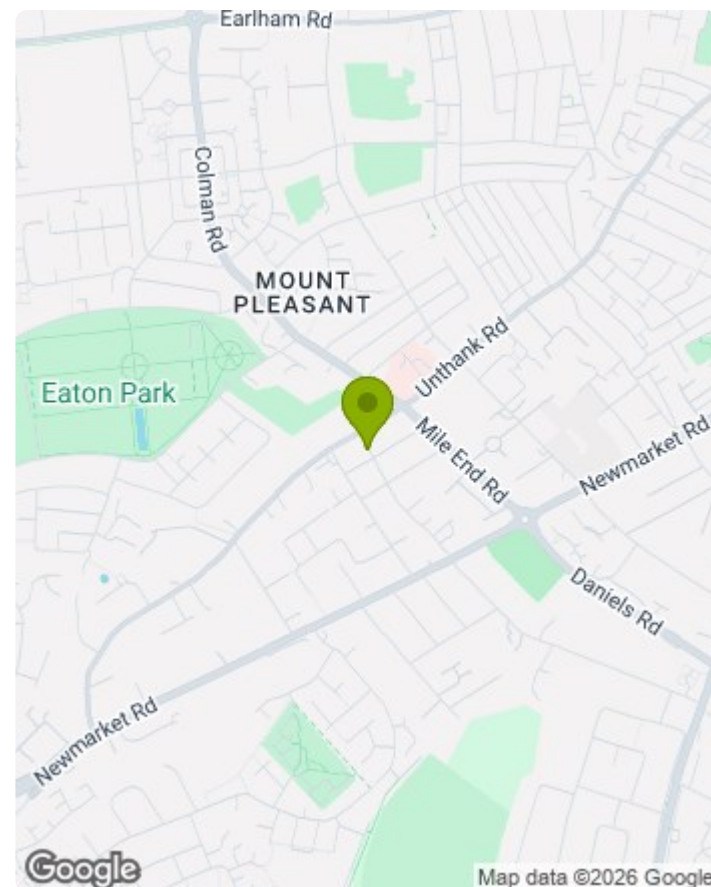




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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