



**Glebe Road**  
**Norwich, NR2 3JQ**  
**Guide Price £300,000 - £325,000**

**claxtonbird**  
residential

## Glebe Road, Norwich, NR2 3JQ

Guide Price: £300,000 - £325,000 \*\*\* Discover this elegant two-bedroom Victorian terrace nestled in the sought-after Golden Triangle area of Norwich. With its classic features and timeless appeal, this home offers a perfect blend of historic elegance and contemporary living. On the ground floor, you'll find a welcoming sitting room with original decorative mouldings, leading into a delightful dining room. The stylish kitchen, located at the heart of the home, features shaker-style cabinetry and built-in appliances, as well as providing access to a modern shower room for everyday practicality. Upstairs, you'll find two generously sized double bedrooms, including one with an en suite. Step outside to enjoy a beautifully landscaped garden oriented towards the south-west, perfect for relaxation. This prime location offers a vibrant lifestyle with a host of amenities nearby.

### Sitting Room 11'7 x 10'9 (3.53m x 3.28m)

Entrance door, double glazed window to front aspect, fireplace with tiled inset and hearth, period features including dado rail, picture rail, corncing and ceiling rose, and radiator.

### Inner Lobby

Stairs to first floor.

### Dining Room 11'7 x 10'9 (3.53m x 3.28m)

Double glazed window to rear aspect, decorative fireplace with cast-iron grate and tiled surround, understairs storage cupboard, dado rail, picture rail, and stripped wooden door to kitchen.

### Kitchen

Recently fitted kitchen comprising matching wall and base units with timber block work surfaces over, tiled splash backs, stainless steel sink unit with mixer tap, built-in electric oven with electric hob and extractor hood over, built-in fridge and freezer, built-in dishwasher, double glazed window to side aspect and door leading out to the garden.

### Shower Room

Suite comprising large walk-in shower cubicle with rainfall shower over, corner wash hand basin with mixer tap, WC, timber unit housing the central heating boiler and built-in washer/dryer, and upright towel rail.

### First Floor Landing

### Bedroom 11'7 x 10'9 (3.53m x 3.28m)

Double glazed window to front aspect, decorative cast-iron fireplace, newly fitted bespoke double wardrobe, built-in cupboard, and radiator.

### Bedroom 11'7 x 10'9 (3.53m x 3.28m)

Double glazed window to rear aspect, decorative cast iron fireplace, loft access, built-in cupboard and radiator. Door to:

### En Suite Bathroom

White suite comprising bath with mains shower over, pedestal wash hand basin, WC, chrome towel rail radiator and double glazed window to rear aspect.

### Front Garden

Traditional terrace-style garden enclosed by wall with gated pathway leading to the entrance door.

### Rear Garden

South-West facing bisected garden, measuring 60ft (stms), providing an open aspect with large patio seating area and timber garden shed.

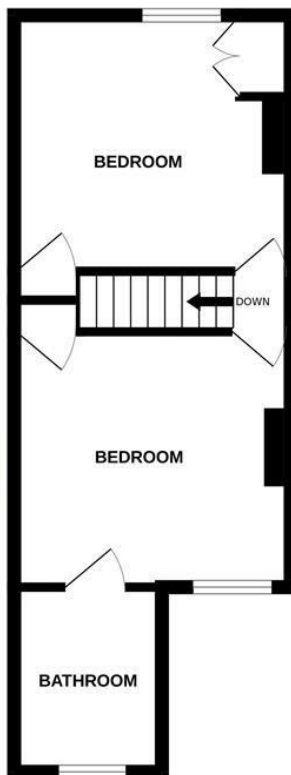
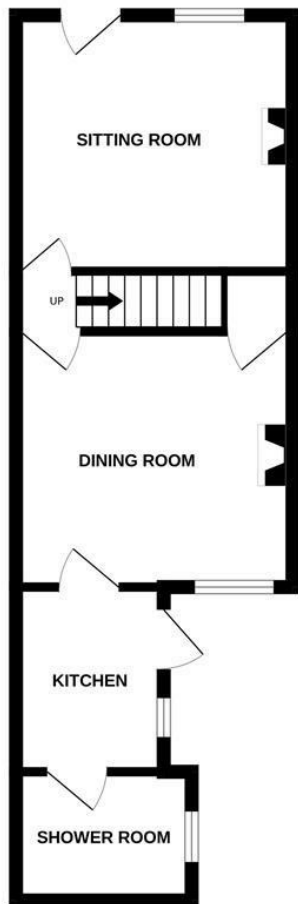
### Agents Note

Council Tax Band B



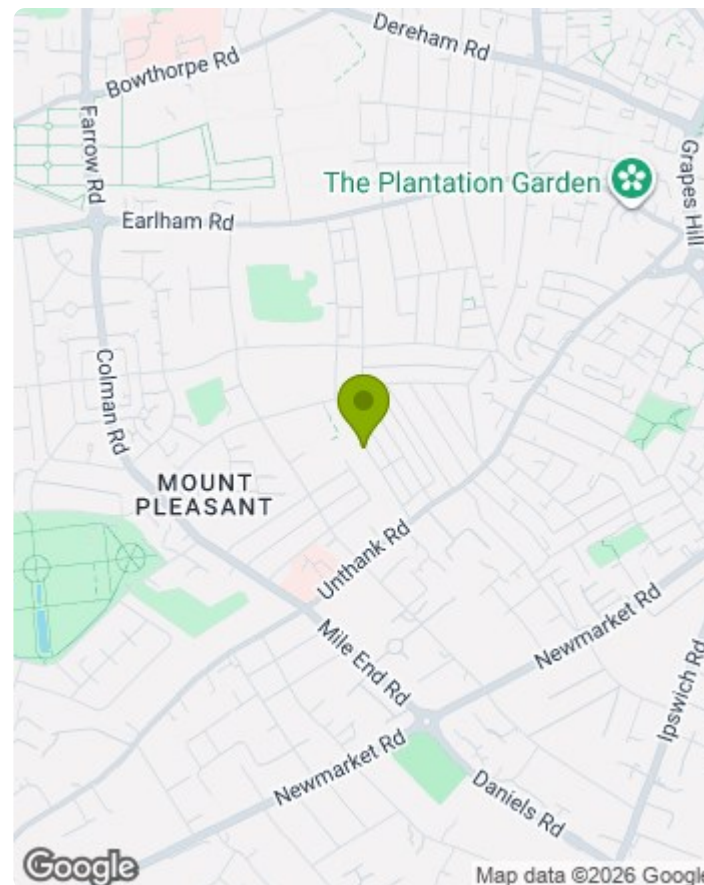
GROUND FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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