



**Clabon Road, Norwich NR3 4HG**

**welcome to**

**Clabon Road, Norwich**

Situated on a tree lined road within the heart of NR3, this period 1930's semi detached home offers well presented and extended accommodation and has the benefit of being offered with no onward chain!





### Entrance Hall

Door to front aspect, double glazed window to side aspect, under stairs cupboard with plumbing and space for washing machine, under stairs storage cupboard, laminate floor, radiator, doors to lounge, sitting room and shower room, stairs to first floor landing.

### Shower Room

Double glazed window to side aspect, suite comprising shower cubicle with mains fed shower, pedestal sink, low level wc, laminate flooring, extractor fan, chrome heated towel rail,

### Lounge

11' 5" plus bay x 12' 2" max ( 3.48m plus bay x 3.71m max )  
Double glazed bay window to front aspect, ceiling rose, picture rail, gas fire, radiator.

### Sitting Room

11' 5" x 11' 3" max ( 3.48m x 3.43m max )  
Wall lighting, LVT flooring, radiators, open to kitchen / dining room;

### Kitchen / Dining Room

12' 9" max x 18' 5" ( 3.89m max x 5.61m )  
Double glazed window to rear aspect, modern fitted kitchen comprising a range of wall and base units, quartz work surfaces over, built in electric oven, ceramic hob, integrated dishwasher, integrated fridge / freezer, gas fired central heating boiler, LVT flooring, double glazed door to side aspect, double glazed patio doors to rear aspect leading to garden.

### Landing

Stairs leading from entrance hall to first floor landing, doors to all bedrooms and bathroom.

### Bedroom One

11' 5" x 11' 4" max ( 3.48m x 3.45m max )  
Double glazed window to front aspect, picture rail, radiator.

### Bedroom Two

11' 5" x 11' 3" max ( 3.48m x 3.43m max )  
Double glazed window to rear aspect, picture rail, laminate floor, radiator.

### Bedroom Three

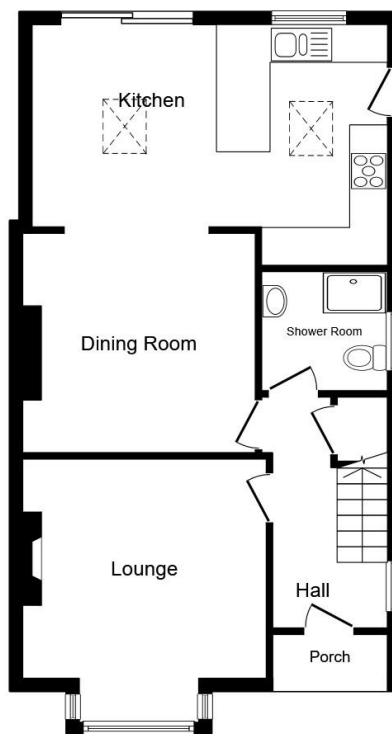
7' x 7' 9" ( 2.13m x 2.36m )  
Double glazed window to front aspect, picture rail, radiator.

### Bathroom

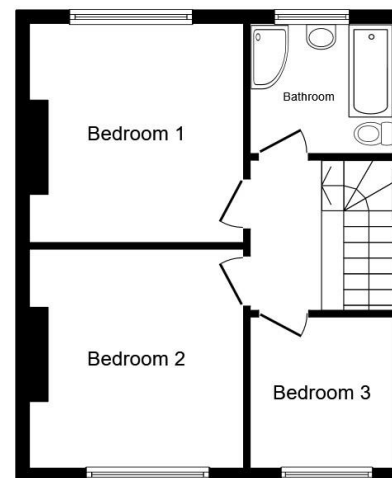
Double glazed window to rear and side aspects, suite comprising bath with mixer tap and shower attachment over, walk in shower cubicle with mains fed shower, vanity sink unit, low level wc, fully tiled walls, LVT flooring, heated towel rail.

### External

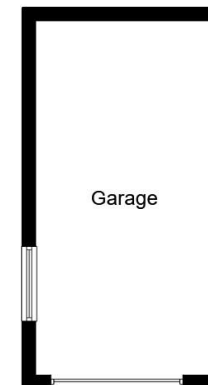
Leading from the tee lined road the property is approached via a driveway which offers car port parking as well as access to the garage. To the rear of the property is a landscaped garden



Ground Floor



First Floor



Garage

Total floor area 118.2 m<sup>2</sup> (1,272 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**

## **Clabon Road, Norwich**

- 1930's SEMI DETACHED HOME
- EXTENDED ACCOMMODATION TO THE REAR
- TWO RECEPTION ROOMS
- THREE FIRST FLOOR BEDROOMS
- SHOWER ROOM AND FAMILY BATHROOM

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

### **directions to this property:**

Proceed out of Norwich via Magdalen Road which in turn will become Constitution Hill. Take a right hand turn into Wall Road and then left into Clabon Road where the property will be located on your right hand side.

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/UNR106932](https://williamhbrown.co.uk/Property/UNR106932)



Property Ref:  
UNR106932 - 0005

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01603 667077**



[Unthankroad@williamhbrown.co.uk](mailto:Unthankroad@williamhbrown.co.uk)



161 Unthank Road, Norwich, Norfolk, NR2 2PG



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**