

Ashby Street
Norwich, NR1 3PT

Guide Price £260,000

claxtonbird
residential

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ClaxtonBird are pleased to present this larger-than-average terraced house, nestled just a stone's throw away from the City Centre of Norwich. This home seamlessly combines character with modern convenience, immediately welcoming you with two inviting reception rooms that radiate warmth and charm, enhanced by the preservation of elegant original features, such as stunning cast-iron fireplaces. The remaining ground floor accomodation offers a well-equipped kitchen and a practical bathroom. The first floor offers two double bedrooms off the landing, with one providing access to a further bedroom. Additionally, there is access to a boarded loft room which can provide additional storage. One of the standout features of this home is the generous non-bisected rear garden, giving its residents a private outdoor sanctuary from the hustle and bustle of city life. Early viewing is highly recommended.



Sitting Room 11'10" max to recess x 12'1" (3.62 max to recess x 3.69)
Entrance door, double glazed window to front aspect, cast iron fireplace with tiled inset and hearth, cornice, stripped wooden floor and radiator.

Dining Room 10'2" x 11'10" max to recess (3.10 x 3.63 max to recess)
Understairs storage cupboard, wood-effect floor, radiator and upvc double glazed door leading out to the garden.

Lobby
Stairs to first floor.

Kitchen 8'7" x 7'0" (2.62 x 2.14)
Fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink drainer, plumbing for washing machine and dishwasher, space for cooker, tiled splashback, tiled floor, extractor fan, wall-mounted central heating boiler, upvc double glazed window to side aspect and upvc double glazed door leading out to the garden.



Bathroom 6'2" x 6'6" (1.89 x 2.00)
Three-piece suite comprising bath with mixer tap and shower attachment over, wash hand basin set in vanity unit, low level WC, fully tiled walls, tiled floor, spotlights, extractor fan and radiator.

First Floor Landing

Bedroom 12'6" x 11'10" max to recess (3.83 x 3.62 max to recess)
Upvc double glazed window to front aspect, overstairs storage cupboard, cast-iron fireplace, and radiator.

Bedroom 11'10" max to recess x 10'3" (3.63 max to recess x 3.13)
Upvc double glazed window to rear aspect, cast-iron fireplace, loft access with pull-down ladder and radiator. Door to:

Bedroom 11'10" x 7'1" max (3.63 x 2.18 max)
Upvc double glazed window to rear aspect, cast-iron fireplace and radiator.



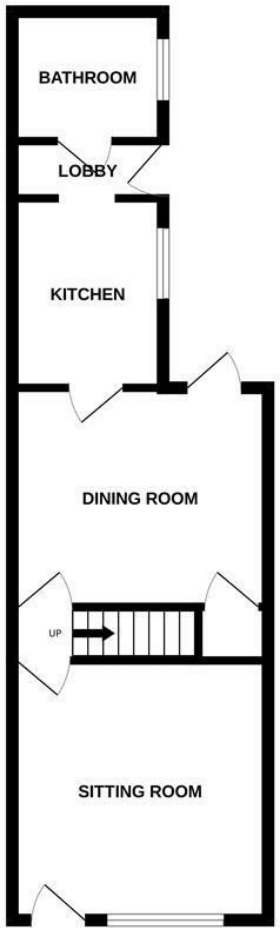
Loft Space 11'10" max x 12'10" to eaves (3.61 max x 3.93 to eaves)
Velux window to rear aspect and radiator.

Front Garden
Laid predominantly to shingle with mature hedging and a Harlequin tiled pathway leading to the entrance door.

Rear Garden
Non-bisected garden laid predominantly to lawn with patio seating area, outside tap, flower and shrub borders, timber shed and pathway to rear access road.

Agents Note
Council Tax Band B

GROUND FLOOR

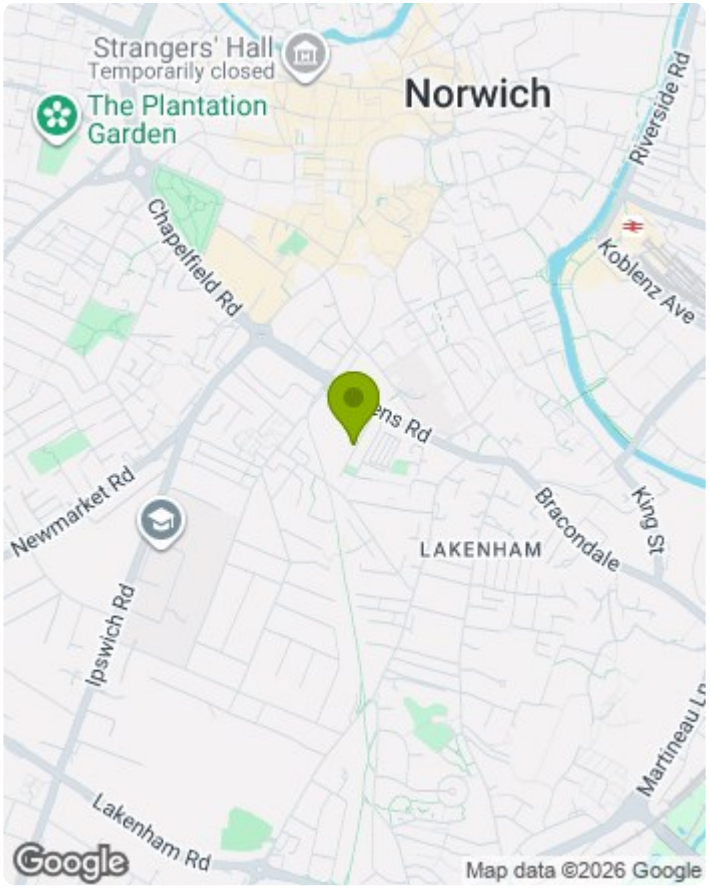


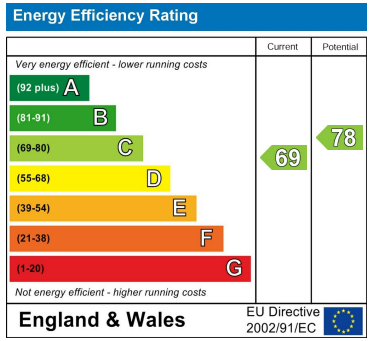
1ST FLOOR



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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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