

Warwick Street

Norwich, Norfolk NR2 3LD

Guide Price £450,000 - £475,000

claxtonbird
residential

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*** Guide Price £450,000 - £475,000 *** ClaxtonBird are pleased to present this fantastic over-the-passage Victorian terrace house, seamlessly blending historic charm with contemporary living. The striking bay frontage sets the tone for the bright and airy accommodation found within, featuring an expansive sitting room and a newly fitted kitchen/dining room with shaker-style cabinetry. Completing the ground floor accomodation is the practical utility room and a cloakroom. As you ascend to the first floor, you'll discover four bedrooms and a family bathroom suite off the landing. Throughout the home, captivating period features can be found, such as intricate mouldings, sash windows, and stripped wooden floors. Outside, there is a quaint rear garden with a versatile brick-built outbuilding, accessible either through the property or the secure private passage. This spacious mid-terrace house is a rare gem in a prime location that fuses Victorian elegance with modern convenience, and early viewing is highly recommended.



Entrance Hall
Bright and spacious entrance hall, featuring a newly fitted sisal flooring , stairs to first floor, understairs storage cupboard and radiator.

Sitting Room 13'6 x 13'0 into recess + bay window (4.11m x 3.96m into recess + bay window)
Double glazed sash bay window to front aspect, period mouldings including picture rail, cornicing and ceiling rose, stripped wooden floor and two radiators.

Kitchen / Dining Room 13'0 x 11'5 (3.96m x 3.48m)
Newly fitted kitchen comprising shaker-style base units with solid oak work surface over, inset butler sink with mixer tap, built-in electric oven with inset hob over, built-in fridge, integrated bin store, shelving, coving to smooth plastered ceiling, stripped wooden floor, radiator and double glazed windows and door leading out to the garden.

Utility Room 8'4 x 8'1 (2.54m x 2.46m)
Shaker-style base unit with solid oak work surface over, inset butler sink with mixer tap, plumbing for washing machine and dishwasher, space for a full-height fridge-freezer, wall-mounted gas central heating boiler, radiator and double glazed window and door leading out to the garden.



Cloakroom
Suite comprising WC, wall-mounted corner wash hand basin with mixer tap and tiled-effect floor.

First Floor Landing

Bedroom 13'6 x 13'0 (4.11m x 3.96m)
Double glazed sash window to front aspect, coving, stripped wooden floor and radiator.

Bedroom 13'0 x 11'5 (3.96m x 3.48m)
Double glazed window to rear aspect, stripped wooden floor and radiator.

Bedroom 9'10 x 8'3 (3.00m x 2.51m)
Double glazed sash window to front aspect, built-in cupboard, stripped wooden floor and radiator.

Bedroom 8'4 x 7'1 (2.54m x 2.16m)
Double glazed window to rear aspect and radiator.



Bathroom
White suite comprising bath with central mixer tap, separate shower cubicle with inset shower, pedestal wash hand basin with mixer tap, WC, part tiled walls, tiled-effect floor, loft access, radiator and double glazed window to rear aspect.

Front Garden
Traditional walled garden with gated pathway leading to the entrance door and access to a secure private passageway with timed lighting.

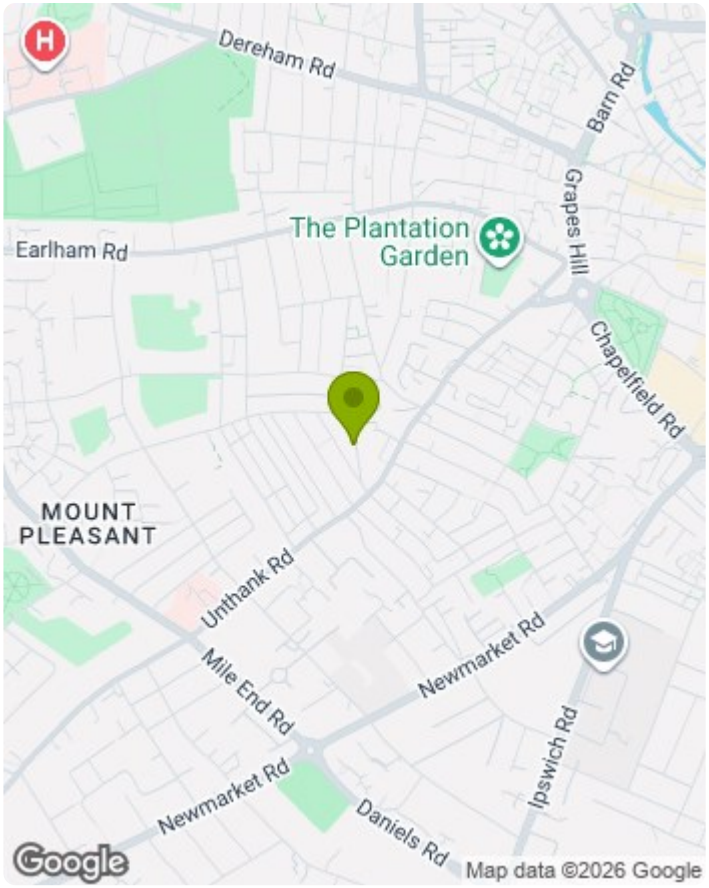
Rear Garden
Enclosed private rear garden laid predominantly to lawn with a brick-built store/outbuilding.

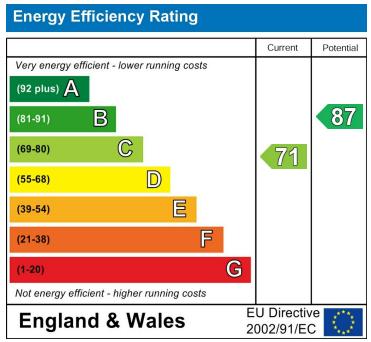
Outbuilding
Electricity and water connections.

Agents Note
Council Tax Band C



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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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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