



**York Street**  
**Norwich, Norfolk NR2 2AN**  
**Guide Price £375,000 - £400,000**

**claxtonbird**  
residential

## York Street, Norwich, Norfolk NR2 2AN

\*\*\* Launch Event Saturday 7th March - Strictly By Appointment Only \*\*\* Guide Price £375,000 - £400,000 \*\*\* Situated in the highly desirable Golden Triangle area of Norwich, this charming house on York Street perfectly blends modern living with classic character. Spanning three storeys, the property features three well-proportioned bedrooms, including a fantastic converted loft bedroom. The flexible layout on the ground floor includes a sitting room, dining room, and an additional lounge that can easily serve as a bedroom, catering to various lifestyle needs. Original features throughout the home, such as elegant picture rails and beautifully stripped wooden floors, add a touch of historical charm and warmth. The property also includes a shower room/ utility and a bathroom, ensuring daily convenience. Stepping outside, you'll find a lovely southerly-facing non-bisected rear garden, providing a peaceful outdoor retreat to enjoy during the warmer seasons. Located just off Unthank Road, this home offers easy access to an array of shops and amenities, making it an excellent choice for families and professionals alike.

### Entrance Porch

Double glazed entrance door, double glazed window to front aspect and tiled floor.

### Sitting Room 10'1" x 12'6" max to recess (3.08 x 3.82 max to recess)

Upvc double glazed window to front aspect, cast-iron fireplace with tiled inset and wood surround, picture rail, cornice, ceiling rose, stripped wooden floor, and radiator.

### Dining Room 14'1" x 12'5" max into recess (4.30 x 3.81 max into recess)

Glazed door leading out to the garden, fireplace with granite hearth, inset and wood surround, picture rail, cornice, ceiling rose, shelving to recess, stripped wooden floor, stairs to first floor and radiator.

### Kitchen 11'6" x 7'1" (3.51 x 2.18)

Fitted kitchen comprising shaker-style wall and base units with solid wood block work surface over, one and a half bowl stainless steel sink drainer with mixer tap, built-in electric stainless steel oven with gas hob and canopy extractor over, space for fridge, part tiled splashback, tiled floor and double glazed window to side aspect,

### Rear Hall

### Shower Room / Utility 6'5" max x 7'11" (1.97 max x 2.43)

Suite comprising corner shower cubicle with inset shower, low-level WC, pedestal wash hand basin with mixer tap, plumbing for washing machine and dishwasher, tiled walls, tiled floor, extractor fan, chrome towel rail radiator and upvc double glazed window to side aspect.

### Lounge / Bedroom 11'3" x 8'1" (3.43 x 2.48)

Large upvc double glazed French doors opening out into the garden, upvc double glazed window to side aspect, stripped wooden floor and radiator.

### First Floor Landing

Stairs to second floor, and doors to all first-floor rooms.

### Bedroom 9'11" x 14'2" max into recess (3.03 x 4.32 max into recess)

Upvc double glazed sash window to front aspect, picture rail, stripped wooden floor and radiator.

### Bedroom 8'7" max x 11'0" + recess (2.62 max x 3.37 + recess)

Window to rear aspect, picture rail, stripped wooden floor and radiator.

### Bathroom 7'9" x 9'6" (2.38 x 2.91)

Feature roll top bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap, tiled splashback, part panelled walls, chrome towel rail radiator and double glazed window to rear aspect.

### Second Floor Landing

Doors to bedroom and cloakroom.

### Bedroom 10'0" x 11'10" restricted head height (3.07 x 3.62 restricted head height )

Velux windows to rear aspect, eaves storage and radiator.

### Cloakroom

Low-level WC, wash hand basin, tiled splashback, wooden floor and Velux window to front aspect.

### Front Garden

Traditional terrace-style garden with pathway leading to the entrance door.

### Rear Garden

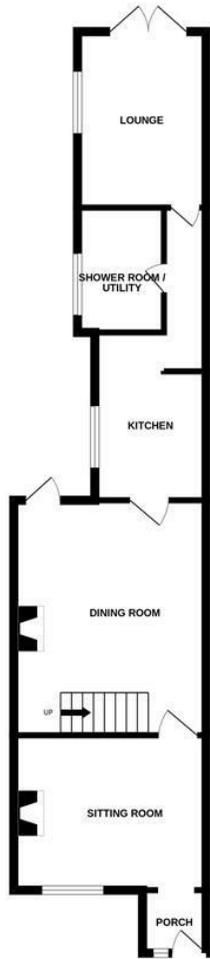
Non-bisected garden enclosed by fencing and laid to patio providing an outdoor seating area.

### Agents Note

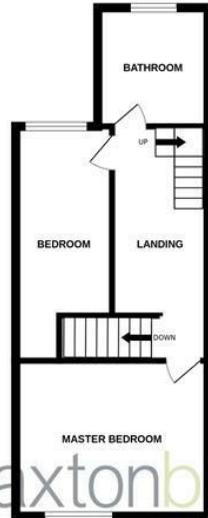
Council Tax Band B



GROUND FLOOR

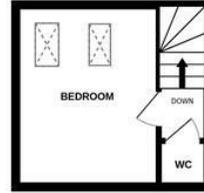


1ST FLOOR

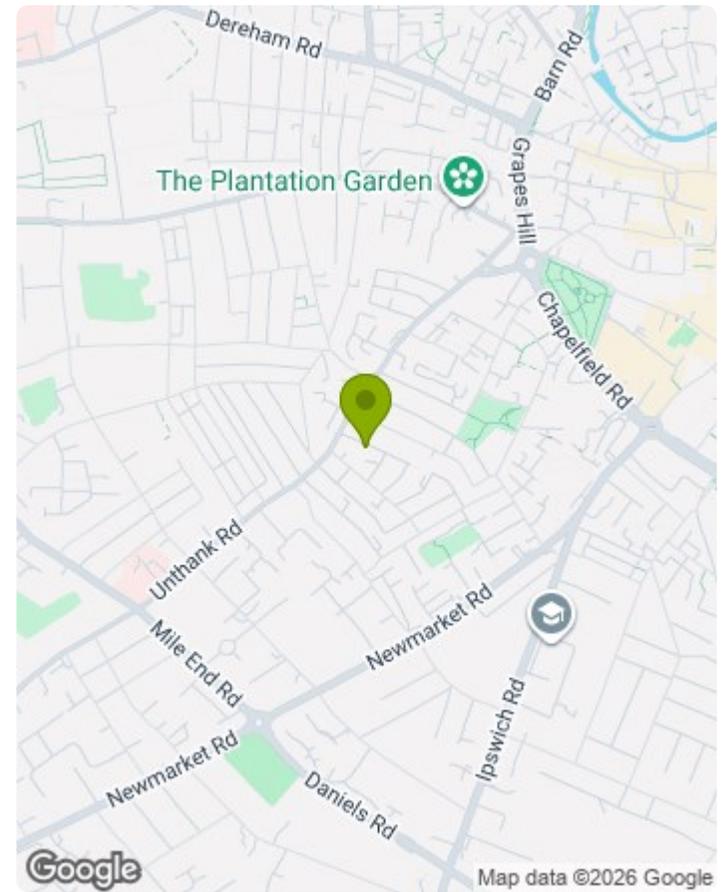


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2ND FLOOR



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		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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