



**Westgate Close**  
**Norwich, Norfolk NR2 3NQ**  
**Guide Price £600,000 - £625,000**

**claxtonbird**  
residential

## Westgate Close, Norwich, Norfolk NR2 3NQ

\*\*\* Launch Event Saturday 18th April - Strictly By Appointment Only \*\*\* Guide Price £600,000 - £625,000 \*\*\* ClaxtonBird are delighted to offer this three-bedroom semi-detached house, situated within a private cul-de-sac just off Christchurch Road, in the heart of Norwich's sought-after Golden Triangle. Having been under the same family ownership for over 60 years, the property has recently undergone a programme of improvements, including a newly fitted shaker-style kitchen with integrated appliances, a full rewire throughout, redecoration, and new carpets to the bedrooms. The entrance hall and reception rooms now benefit from beautifully exposed parquet flooring, and a newly installed boiler has also been fitted. The property still offers excellent potential for further enhancement, including extension and loft conversion possibilities (subject to the necessary planning consents). Externally, the generous plot features a large front garden with a shingled driveway providing off-road parking for multiple vehicles, a larger-than-average garage, and a spacious enclosed rear garden laid to lawn. Internally, the well-proportioned accommodation comprises an entrance hall, sitting room opening into the dining room, and kitchen to the ground floor. To the first floor, there are three bedrooms, a family bathroom, and a separate WC, all accessed from the landing. Offered for sale with no onward chain.

### Entrance Porch

Glazed door and tiled floor.

### Entrance Hall 12'10 x 8'9 (3.91m x 2.67m)

Leaded glazed entrance door, leaded window to front aspect, parquet floor, stairs to first floor, two storage cupboard and radiator.

### Sitting Room 14'9 x 11'8 (4.50m x 3.56m)

Upvc double glazed window to front aspect, parquet floor and radiator. Open to:

### Dining Room 10'9 x 8'9 (3.28m x 2.67m)

Upvc double glazed window to side aspect, parquet floor, upvc double glazed French doors to rear garden, radiator and door to kitchen.

### Kitchen 12'4 max x 11'9 (3.76m max x 3.58m)

A newly fitted shaker-style kitchen comprising a range of wall and base units with wood-effect work surfaces over, inset stainless steel sink and drainer, built-in oven with hob and extractor hood over, integrated microwave, dishwasher, washing machine, fridge and freezer, and useful pantry cupboards, inset ceiling spotlights and tiled flooring. UPVC double glazed window overlooking the rear garden and UPVC double glazed door providing access to the rear garden.

### First Floor Landing

Doors to all rooms, loft access with pull down ladder and radiator.

### Bedroom 14'9 x 11'9 (4.50m x 3.58m)

Upvc double glazed window to front aspect and radiator.

### Bedroom 11'9 x 10'9 (3.58m x 3.28m)

Upvc double glazed windows to rear and side aspect and radiator.

### Bedroom 8'9 x 8'6 (2.67m x 2.59m)

Upvc double glazed window to front aspect and radiator.

### Bathroom

Panel bath with shower over, wash hand basin, fully tiled walls, airing cupboard housing the gas central heating boiler, extractor fan, towel rail radiator and upvc double glazed window to rear aspect.

### WC

Low level WC, part tiled walls and upvc double glazed window to rear aspect.

### Loft

Large loft space offering scope for a conversion (subject to appropriate building regulations and planning permissions).

### Front Garden

Lawned garden bordered with yew and other evergreen hedging with shrub borders, shingled driveway parking, garage and gated side access leading to the rear garden.

### Rear Garden

Lawned garden fully enclosed by fencing, hedging and mature shrubs with patio area providing ample space for outside table and chairs and outside tap.

### Garage

Larger than average garage with up and over door, power, light and personal door leading out to the rear garden.

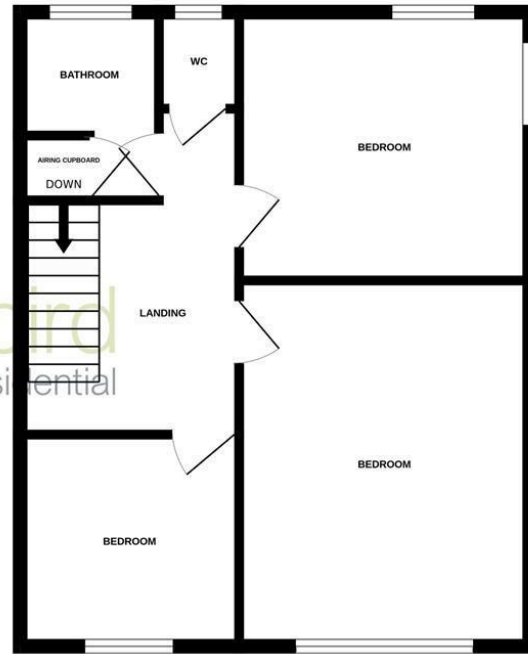
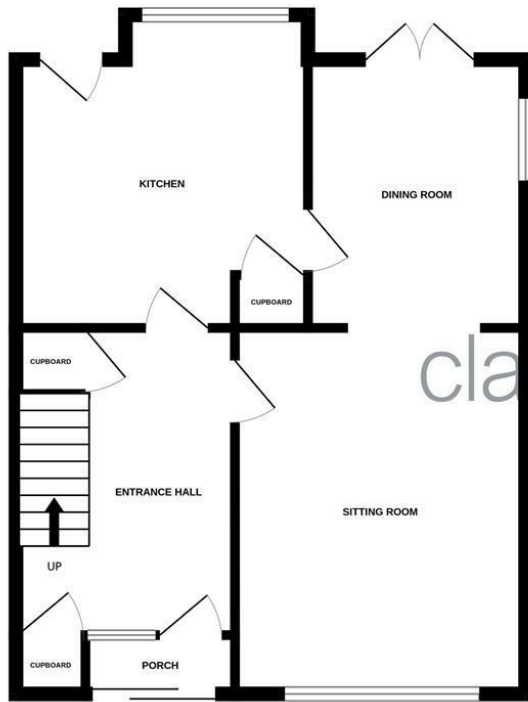
### Agents Note

Council Tax Band C

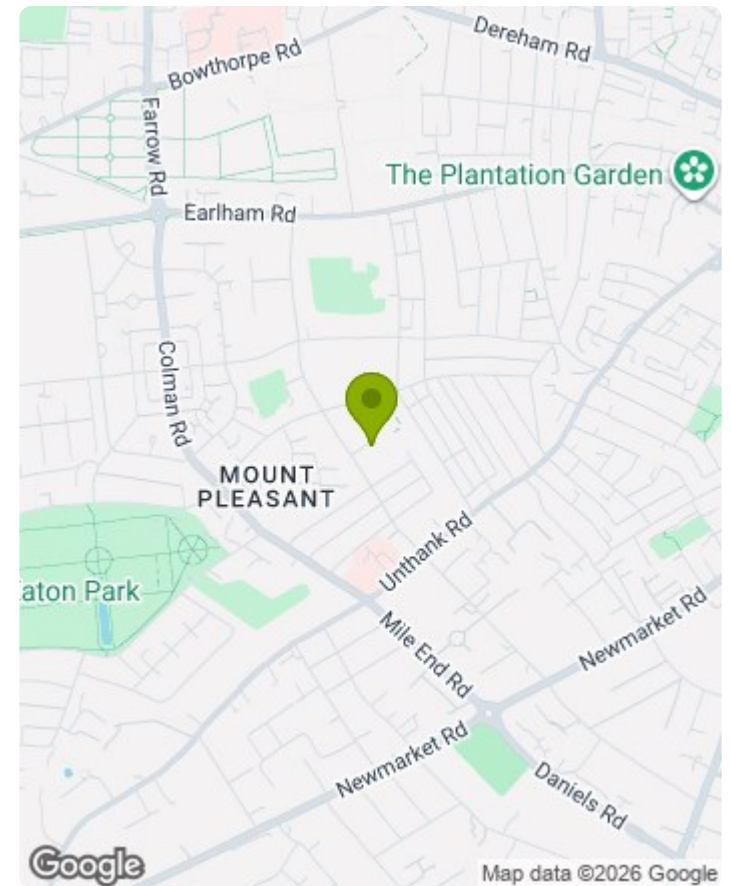


GROUND FLOOR

1ST 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		83
(55-68)	D	59	
(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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