



Christchurch Road
Norwich, Norfolk NR2 3NE
Guide Price £625,000 - £650,000

claxtonbird
residential

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*** Guide Price £625,000 - £650,000 *** A beautifully presented Victorian terrace home blending period character with contemporary living. The property boasts an impressive 25ft open plan kitchen/dining room featuring a modern shaker-style kitchen with integrated appliances, solid wood worktops and tall aluminium bi-folding doors opening directly onto the private rear garden. The ground floor also offers a bay-fronted sitting room and separate family room, both showcasing original fireplaces, high ceilings and attractive period detailing, together with a useful utility room and ground floor cloakroom/WC.

To the first floor are four bedrooms, a dressing room/study and a beautifully appointed recently fitted family bathroom, all accessed from the spacious landing. Throughout the property there are numerous original features including sash windows, picture rails, cornicing and ceiling roses, seamlessly combined with stylish modern finishes. Outside, the property benefits from a private, non-bisected rear garden with patio and decked seating areas, creating an ideal space for outdoor entertaining.

Entrance Hall

Feature stained glass entrance door with fanlight above, original corbel, dado rail, picture rail, cornice, stairs to first floor, two understairs storage cupboards, herringbone wood effect floor and Victorian style radiator.

Sitting Room 16'4" max into bay x 13'9" max into recess (4.99 max into bay x 4.21 max into recess)

Sash bay window to front aspect, cast iron fireplace with granite hearth, picture rail, cornice, ceiling rose, and two Victorian style radiators.

Family Room 11'10" max into recess x 12'11" (3.61 max into recess x 3.96)

Feature cast iron fireplace with tiled inset and hearth, picture rail, cornice, ceiling rose, herringbone wood effect floor, Victorian style radiator and aluminium double glazed French doors leading out to the garden.

Open Plan Kitchen / Dining Room 25'1" x 9'6" (7.66 x 2.92)

Fitted kitchen comprising shaker-style wall and base units with solid wood block work surface over, butler sink with mixer tap over, gas cooker point with extractor over, built-in dishwasher, built-in fridge freezer, breakfast bar, floor to ceiling cupboard housing the gas central heating boiler, part-tiled splashbacks, herringbone wood effect floor, spotlights, understairs storage cupboard, Victorian style radiator, vertical radiator, tall double-glazed door and aluminium double glazed bi-folding doors leading out into the garden

Utility Room 9'3" max x 6'8" (2.82 max x 2.04)

Shaker-style wall and base units with solid block work surface over, integrated fridge, plumbing for washing machine, space for dryer, spotlights, herringbone wood effect floor and Velux double glazed window to side aspect.

Cloakroom

Low level WC, wash hand basin with mixer tap, part tiled walls, herringbone wood effect floor and aluminium double glazed window to side aspect.

First Floor Landing

Two corbels, dado rail, loft access and radiator.

Bedroom 13'9" max into recess x 16'3" max into bay (4.21 max into recess x 4.96 max into bay)

Sash bay window to front aspect, cast iron fireplace with tiled hearth, picture rail, cornice and two radiators.

Dressing Room / Study 8'11" x 3'9" (2.73 x 1.16)

Sash window to front aspect and radiator.

Bedroom 11'10" max into bay x 12'10" (3.61 max into bay x 3.93)

Sash window to rear aspect, cast-iron fireplace with tiled inset, picture rail, and radiator.

Bedroom 6'6" x 6'2" (2.00 x 1.88)

Sash window to side aspect and radiator.

Bedroom 9'9" x 10'4" (2.99 x 3.17)

Sash window to rear aspect, feature cast-iron fireplace, picture rail and radiator.

Bathroom

Modern fitted suite comprising panel bath with mixer tap and shower over, wash hand basin set in vanity unit with mixer tap, low level WC, part tiled walls, tiled effect floor, extractor fan, towel rail radiator and upvc double glazed window to side aspect.

Front Garden

Walled garden with cast iron railings, shingled inset, shrub borders and pathway leading to the entrance door.

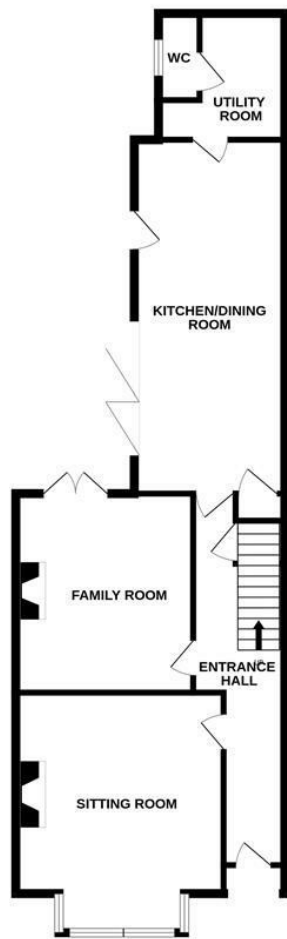
Rear Garden

Non-bisected garden enclosed by fencing and laid predominantly to lawn with patio and decked seating areas, outside tap, outside sockets, timber store and rear gated access to Muriel Road.

Agents Note

Council Tax Band D

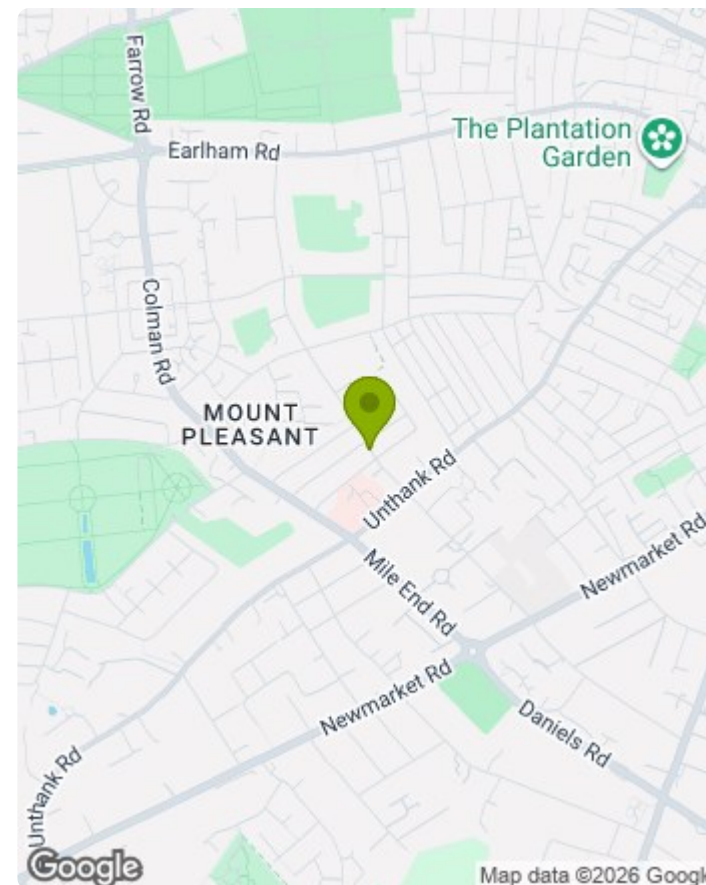





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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