



Havelock Road
Norwich, Norfolk NR2 3HG
Offers in the region of £475,000

claxtonbird
residential

Havelock Road, Norwich, Norfolk NR2 3HG

Located in the desirable Golden Triangle area of Norwich, this charming hall entrance terrace house offers well-appointed accommodation within walking distance of a variety of local amenities and the vibrant city centre. The accommodation welcomes you into an inviting open-plan reception room, featuring stripped wooden floors that add warmth and elegance to the space. The heart of the home is undoubtedly the extended kitchen/breakfast room, which is well-equipped with built-in appliances and boasts a stunning island unit. The bi-folding doors effortlessly connect this space to the garden, creating an ideal setting for entertaining. On the two upper storeys, there are three well-proportioned bedrooms, including a wonderful loft-converted bedroom with an en-suite, providing a private retreat. Early viewing is highly recommended to avoid any disappointment.

Entrance Hall

Part-glazed entrance door, stairs to first floor, stripped wooden floor and radiator.

Open Plan Sitting Room / Dining Room

Double-glazed window to front aspect, built-in understairs storage cupboard, stripped wooden floor and two radiators. Opening to:

Kitchen / Breakfast Room 17'8 x 13'10 (5.38m x 4.22m)

An extended space featuring a fitted kitchen comprising a range of matching wall and base units with work surfaces over, feature central island, inset one and a half bowl sink unit with Quooker tap, built in double oven and electric hob with extractor over, built in washing machine and dishwasher, tiled floor, radiator, two Velux skylights and stunning bi-folding doors opening out to the garden.

First Floor Landing

Stairs to second floor.

Bedroom 14'0 x 12'0 (4.27m x 3.66m)

Two double glazed windows to front aspect and radiator.

Bedroom 10'6 x 8'4 (3.20m x 2.54m)

Newly fitted double glazed window to rear aspect and radiator.

Shower Room

Suite comprising corner shower cubicle, wash hand basin set in vanity unit with mixer tap, WC, part tiled walls, towel rail and Velux window.

Second Floor Landing

Double glazed window to rear aspect offering views over the Golden Triangle.

Loft Bedroom 15'5 x 6'8 (4.70m x 2.03m)

Double glazed window to rear aspect, two Velux windows to front aspect with fitted blinds, built-in wardrobe and radiator. Door to:

En Suite Shower Room

Suite comprising corner shower cubicle, wash hand basin set in vanity unit with mixer tap, WC, part tiled walls, access to eaves storage, radiator and Velux window to front aspect.

Front Garden

Open garden laid to hardstanding with access to the entrance door.

Rear Garden

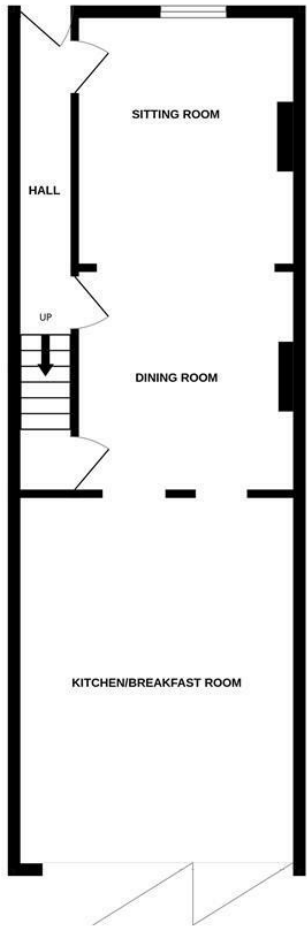
Good-sized rear garden enclosed by fencing with patio seating area stepping down to a lawned area, bordered with plants and shrubs, boasting a garden office and shed.

Agents Note

Council Tax Band B



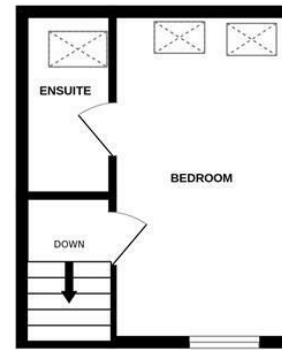
GROUND FLOOR



1ST FLOOR

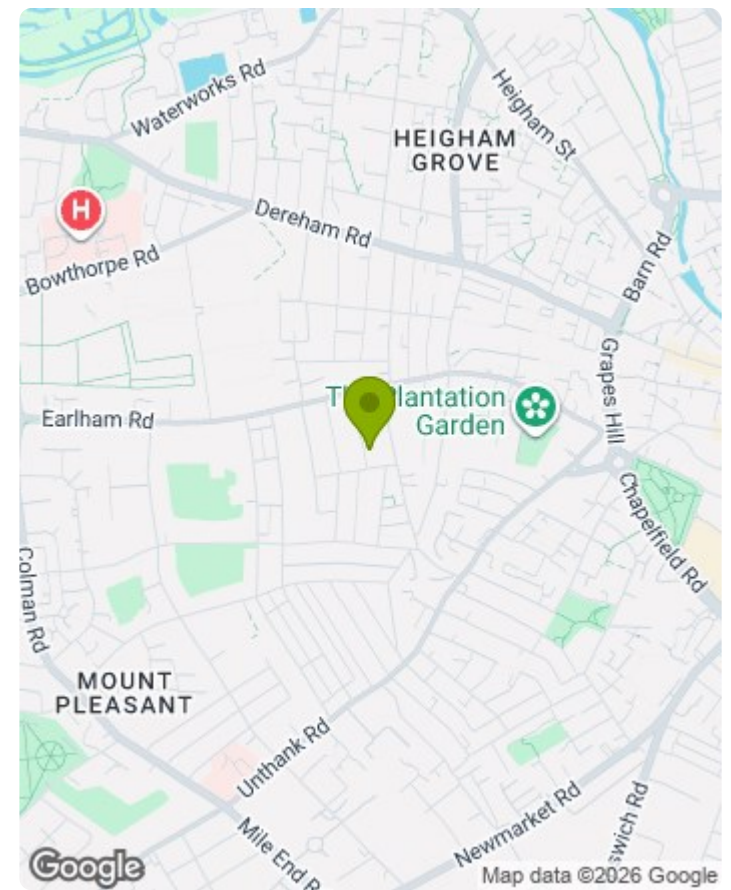


2ND FLOOR



claxtonbird residential

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.
Made with Metropix ©2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

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

claxtonbird residential

