



**Newmarket Road  
Norwich, NR2 2HL**

**Guide Price £475,000 - £500,000**

**claxtonbird**  
residential

## Newmarket Road, Norwich, NR2 2HL

\*\*\* Guide Price £475,000 - £500,000 \*\*\* Nestled on the prestigious Newmarket Road, this charming three-bedroom mid-terrace house seamlessly combines character and modern living.

Approached through a mature, cottage-style front garden, the property welcomes you with its quaint charm and fantastic interior. Upon entering, you will find a beautifully presented space thoughtfully designed to maximise both space and natural light. The extended modern fitted kitchen and breakfast room is a true highlight, featuring a stunning glass roof that floods the area with light, creating a warm and inviting atmosphere. The sitting room serves as a cosy retreat, equipped with a charming working fireplace and built-in cabinetry that adds both functionality and style. On the first floor, there are two well-proportioned bedrooms off the landing, with one providing access to the third bedroom. Situated in the highly sought-after Golden Triangle area of Norwich, this property is within walking distance of local amenities and the vibrant city centre, making it an ideal location for those who appreciate convenience and community.

### Entrance Hall

Entrance door, fitted shoe cabinetry, herringbone wood-effect floor and period-style radiator.

### Dining Room 13'3 x 8'9 (4.04m x 2.67m)

Stairs to first floor, display shelving, storage cupboard, herringbone wood-effect floor, period-style radiator, access to basement and double doors to understairs utility.

### Sitting Room 13'3 into chimney recess x 11'6 (4.04m into chimney recess x 3.51m)

Sash window to front aspect, fireplace with tiled surround and hearth, bespoke fitted cabinetry to recesses, picture rail and period-style radiator.

### Kitchen / Breakfast Room

Modern fitted kitchen comprising wall and base units with timber block work surfaces over, inset stainless steel sink unit with mixer tap, freestanding Range Master gas cooker, built-in dishwasher, built-in washing machine, glass roof over breakfast area, tiled floor and French doors opening out to the garden.

### Shower Room

Modern white suite comprising walk-in shower cubicle, wall-mounted wash hand basin with mixer tap, WC and double glazed window to rear aspect.

### First Floor Landing

### Bedroom 11'10 x 11'10 into wardrobes (3.61m x 3.61m into wardrobes )

Large sash window to front aspect, decorative cast iron fireplace, fitted wardrobes to both recesses and period-style radiator. Door to:

### Bedroom 5'1 x 11'9 (1.55m x 3.58m)

Sash window to front aspect and period-style radiator.

### Bedroom 10'7 x 8'9 (3.23m x 2.67m)

Double glazed sash window to rear aspect and period-style radiator.

### Bathroom

Modern white suite comprising bath with mixer tap and mixer shower over, wash hand basin set in vanity unit with mixer tap, WC, cupboard housing gas central heating boiler, tiled floor, heated towel rail and double glazed sash window to rear aspect.

### Front Garden

Beautiful and mature cottage-style garden laid predominantly to lawn with numerous trees, plants and shrubs.

### Rear Garden

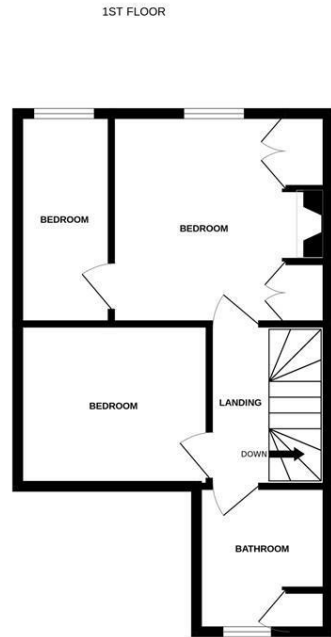
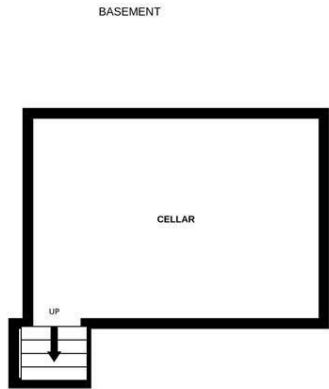
Low-maintenance garden with patio outdoor seating area, raised borders, shingled area and double gates leading onto Hanover Road (with space to park a vehicle).

### Agents Note

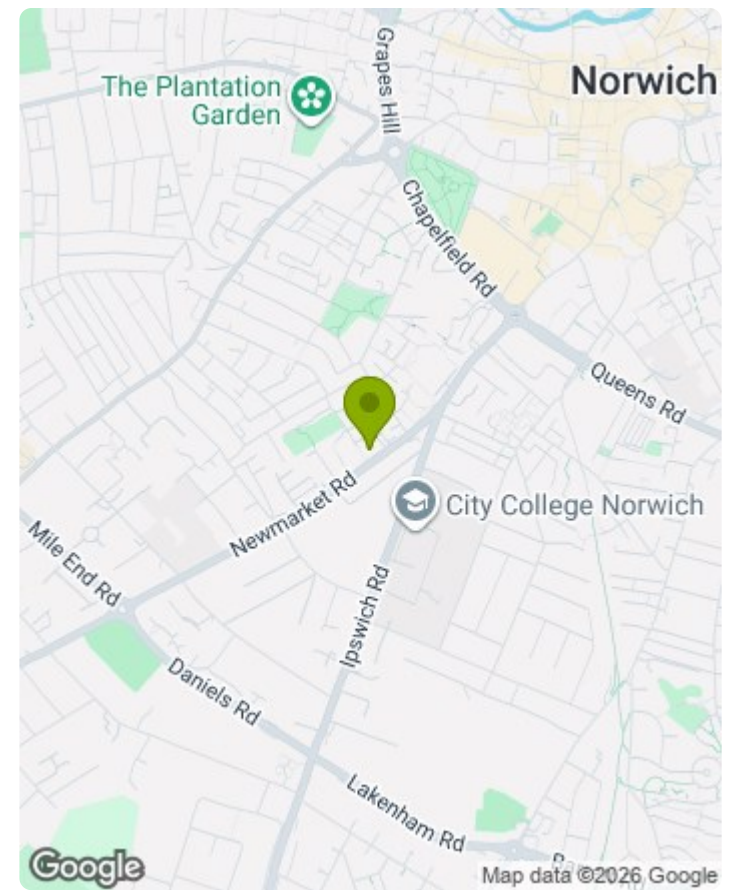
Council Tax Band B

The property comes with permit parking for a nearby private car park, as well as on-street permit parking.





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			78
(55-68) D		58	
(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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