



Cardiff Road
Norwich, NR2 3HR
Offers in the region of £350,000

claxtonbird
residential

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*** Launch Event Saturday 18th July - Strictly By Appointment Only *** Situated in the desirable Golden Triangle area of Norwich, this beautifully renovated house offers an exceptional opportunity for those in search of a modern and elegant home. The current owner has meticulously upgraded the property, featuring a new heating system, electrical work, windows, and doors, all of which enhance the home's energy efficiency and aesthetic appeal. The internal accommodation boasts an open plan layout, featuring an inviting bay-fronted sitting room that flows seamlessly into the dining room, creating an ideal space for relaxation or entertaining. The newly installed kitchen serves as the heart of the home, providing a contemporary area for culinary endeavours, while the newly fitted ground floor bathroom adds practicality to the layout. On the first floor, there are two double bedrooms off landing, with one of them providing access to the newly fitted bathroom suite. This turnkey home presents an excellent choice for anyone looking for a charming residence with modern comforts, all within a prime location. Offered for sale with no onward chain.

Entrance Porch

Newly installed composite entrance door and glazed door to sitting room.

Sitting Room 13'9 plus bay x 11'5 (4.19m plus bay x 3.48m)

Double glazed bay window to front aspect, exposed brick fireplace with tiled hearth, display shelving and storage cupboard to recess, stairs to first floor, stripped wooden floor and upright contemporary radiator. Opening to:

Dining Room 11'5 x 10'8 (3.48m x 3.25m)

Exposed brick fireplace with tiled hearth, fitted breakfast bar, stripped wooden floor and contemporary radiator. Open to:

Kitchen 10'9 x 8'8 (3.28m x 2.64m)

Newly fitted kitchen comprising a range of base and eye-level units with marble-effect work surfaces over, inset single drainer sink unit with mixer tap, built-in electric oven with inset electric hob and extractor hood over, washing machine, dishwasher, upright fridge freezer, radiator, skylight window and door opening out to the garden.

Shower Room

Newly installed suite comprising shower cubicle with rainfall mixer shower over, wash hand basin set in vanity unit with mixer tap, WC, towel rail and double glazed window to side aspect.

First Floor Landing

Bedroom 11'1 x 11'6 (3.38m x 3.51m)

Double glazed window to front aspect, built-in cupboard with loft access and period-style radiator.

Bedroom 11'5 x 10'10 (3.48m x 3.30m)

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

Bathroom

Newly fitted suite comprising roll-top bath with mixer shower attached, wash-hand basin set in vanity unit, WC, cupboard housing the gas central heating boiler, heated towel rail and double glazed window to rear aspect.

Front Garden

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

Rear Garden

South-facing, low-maintenance rear garden laid predominantly to shingle with shrub borders and timber shed.

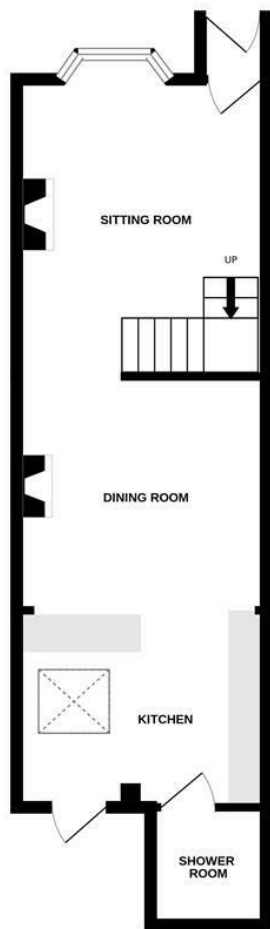
Agents Note

Council Tax Band B

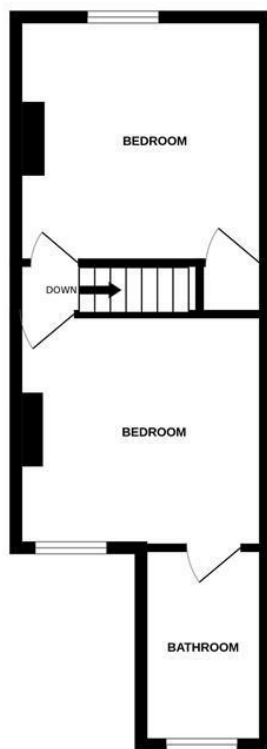
The property benefits from a newly installed boiler.



GROUND FLOOR

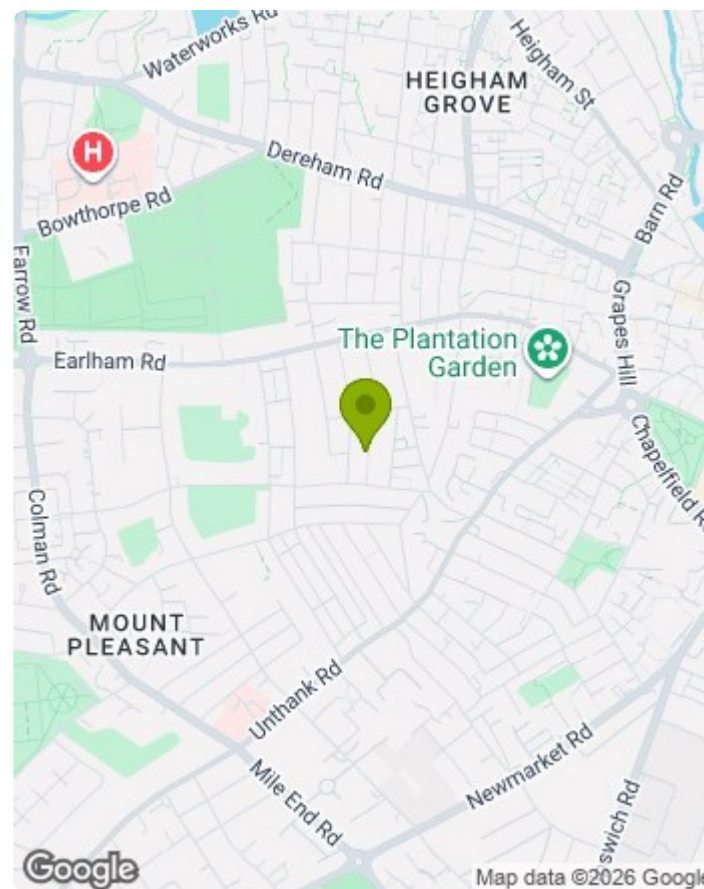


1ST FLOOR



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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		78
(55-68)	D	56	
(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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- 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.
- 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.
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