



York Street
Norwich, Norfolk NR2 2AR
Guide Price £280,000 - £290,000

claxtonbird
residential

York Street, Norwich, Norfolk NR2 2AR

*** Launch Event Saturday 13th June *** Guide Price £280,000 - £290,000 *** ClaxtonBird are pleased to offer this beautifully presented Victorian terrace house, nestled in the highly desirable Golden Triangle area of Norwich. This charming home boasts a variety of features that blend traditional character with modern conveniences. Upon entering, you are greeted by a warm and inviting sitting room, complete with a charming wood burner. Adjacent to the sitting room is a spacious dining area, ideal for hosting and entertaining. The well-equipped kitchen offers ample storage and workspace, whilst the ground-floor shower adds additional everyday convenience. On the first floor, there are two well-proportioned bedrooms, with one providing access to a four-piece bathroom suite. This property is further enhanced by numerous features, including gas central heating and double glazing, providing energy efficiency all year round, as well as a non-bisected rear garden to enjoy during the warmer months.

Sitting Room 11'7 max x 11'0 (3.53m max x 3.35m)

Double glazed window to front aspect, feature wood burner, wood-effect floor, picture rail and radiator.

Dining Room 36'1"22'11" max x 32'9"19'8" (11'7 max x 10'6)

Double glazed door to garden, under-stairs storage cupboard, wood-effect floor, picture rail and vertical radiator.

Kitchen 14'6 x 6'2 max (4.42m x 1.88m max)

Fitted kitchen comprising wall and base units with solid oak worktop over, ceramic butler sink with mixer tap, cooker point with extractor above, space for fridge freezer, plumbing for dishwasher, tall storage cupboard with plumbing for washing machine, wall-mounted gas central heating boiler, spotlights, part tiled splashback, tiled floor, double glazed window and door to side aspect.

Shower Room

Suite comprising inset shower, a low-level WC, wash hand basin, tiled walls, spot-lights, towel rail radiator and double glazed window to side aspect.

First Floor Landing

Bedroom 11'7 max x 10'0 (3.53m max x 3.05m)

Double glazed window to front aspect, over-stairs storage cupboard, picture rail, wooden floor and radiator.

Bedroom 11'7 x 11'0 (3.53m x 3.35m)

Double glazed window to rear aspect, wooden floor and radiator.

Bathroom

Four-piece suite comprising free-standing bath with mixer tap, separate shower cubicle with inset shower, wash hand basin set in vanity unit, low-level WC, feature exposed brick wall, part-tiled wall, wood floor, spotlights, radiator and upvc double glazed window to side aspect.

Front Garden

Walled front garden laid to lawn with pathway leading to the entrance door.

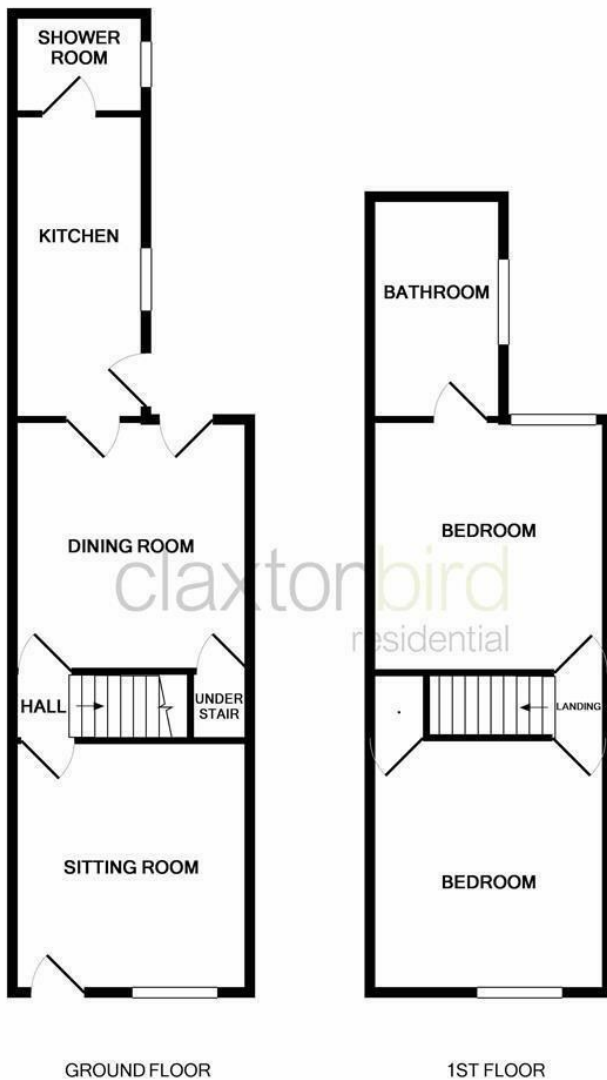
Rear Garden

Non-bisected rear garden with shrub borders, outdoor seating area, wood store, shed and side access gate.

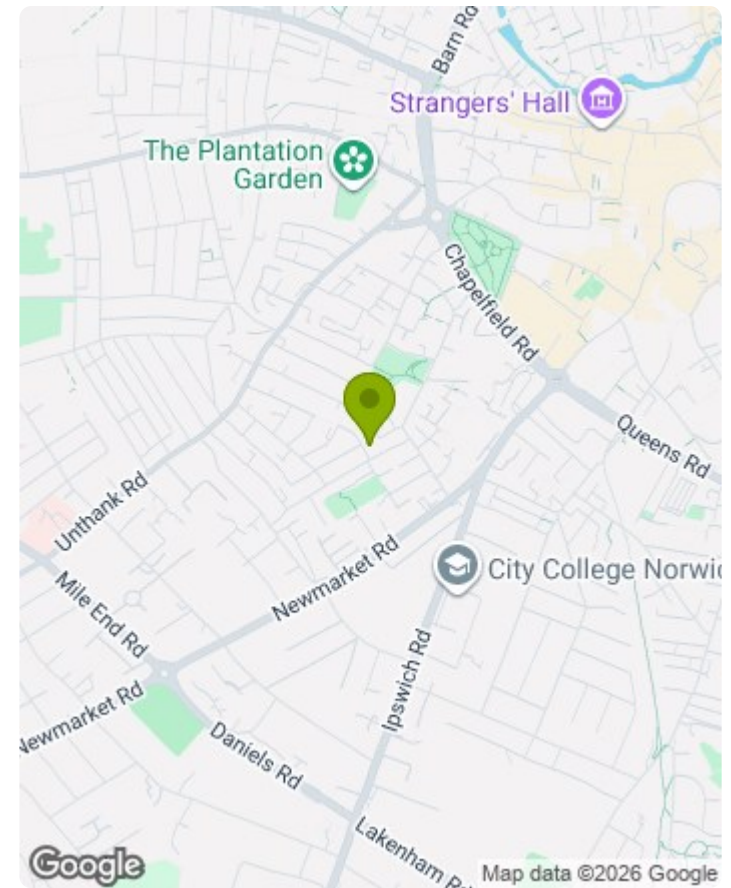
Agents Note

Council Tax Band B





Whilst every attempt has been made to ensure the accuracy of the floor plan 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		87
(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	

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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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