



Carshalton Road  
Norwich, NR1 3BB

Guide Price £450,000 - £475,000

claxtonbird  
residential

# Carshalton Road, Norwich, NR1 3BB

\*\*\* Guide Price £450,000 - £475,000 \*\*\* Nestled on Carshalton Road, this modern three-storey townhouse offers a perfect blend of contemporary living set within a tranquil location. With its flexible accommodation, this property is ideal for families or professionals seeking both space and comfort. The well-designed layout features an entrance hall, cloakroom, practical utility room and versatile snug/bedroom to the ground floor, whilst to the first floor there is a sitting room and open plan kitchen/dining room. As you ascend to the second floor, you will find a master bedroom with en suite, two further double bedrooms and a family bathroom off landing. Outside, there is brickweave driveway parking for one car, garage and a beautifully landscaped garden to the rear. Situated near the vibrant City Centre, residents can enjoy the best of both worlds - easy access to shops, restaurants, and cultural attractions while residing in a peaceful development.

## Entrance Hall

Entrance door with window above, alarm panel, upgraded Neville Johnson staircase to first floor, understairs storage cupboard, further coat cupboard, Amtico wood effect floor, two radiators and personal door to garage.

## Cloakroom

Low level WC, pedestal wash hand with mixer tap, tiled splashback, Amtico wood effect floor, radiator and double glazed window to side aspect.

## Utility Room 10'2" x 6'10" (3.10 x 2.10)

Base units with roll top work surface over, stainless steel sink drainer with mixer tap, space for washing machine and dryer, wall mounted central heating boiler, built in storage cupboard, tiled splashback, tiled floor, radiator and double glazed door opening out into the garden.

## Snug / Bedroom 8'7" x 10'6" (2.63 x 3.22)

Double glazed French doors opening out into the garden, Amtico wood effect floor and radiator.

## First Floor Landing

Upgraded Neville Johnson staircase to second floor, and radiator.

## Sitting Room 17'8" max x 16'11" max (5.40 max x 5.16 max)

L shaped room with two double glazed sash windows to front aspect, two radiators and double doors to kitchen/dining room.

## Kitchen/Dining Room 13'6" x 17'8" (4.13 x 5.41)

L shaped room.

## Kitchen

Fitted kitchen comprising wall and base units with roll top work surfaces over, one and a half bowl stainless steel sink drainer with mixer tap, double stainless steel electric oven with induction hob and canopy extractor over, space for fridge freezer, plumbing for dishwasher or washing machine, tiled splashback, tiled floor, extractor fan and double glazed window to rear aspect.

## Dining Room

Double glazed window to rear aspect, ample space for dining table and chairs, tiled floor and two radiators.

## Second Floor Landing

Double glazed window to side aspect, loft access, over stairs storage cupboard and cupboard housing the pressurised cylinder.

## Bedroom 10'1" max x 15'7" max (3.08 max x 4.75 max)

Two double glazed sash windows to front aspect, fitted double wardrobe and two radiators. Door to:

## En Suite Shower Room 6'1" x 5'8" (1.86 x 1.74)

Suite comprising shower cubicle with inset shower, low-level WC, pedestal wash hand basin, part-tiled walls, tiled floor, extractor fan and radiator.

## Bedroom 13'5" max x 9'11" (4.10 max x 3.04)

Double glazed window to rear aspect, built-in wardrobe and radiator.

## Bedroom 10'2" x 7'5" (3.10 x 2.28)

Double glazed window to rear aspect and radiator.

## Bathroom 9'11" max x 6'5" max (3.03 max x 1.98 max)

Three-piece suite comprising panel bath with shower attachment, pedestal wash hand basin with mixer tap, low-level WC, part-tiled walls, tiled floor, shaver point, extractor fan and radiator.

## Front Garden

Variety of flower and shrub borders, and brickweave driveway with EV charger, providing off-road parking for one car and leading to the garage.

## Rear Garden

Landscaped garden enclosed by wall and fencing with patio area providing space for outdoor table and chairs, raised shrub borders and shingled area offering a further seating area.

## Garage 9'9" max x 19'5" (2.99 max x 5.94)

Up and over door, power, light, 5.8kW battery and control panel for solar panels, and EV car charging point.

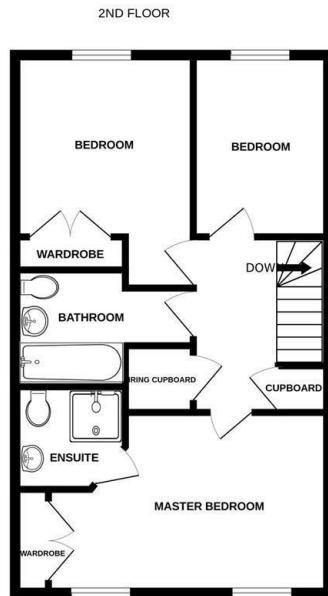
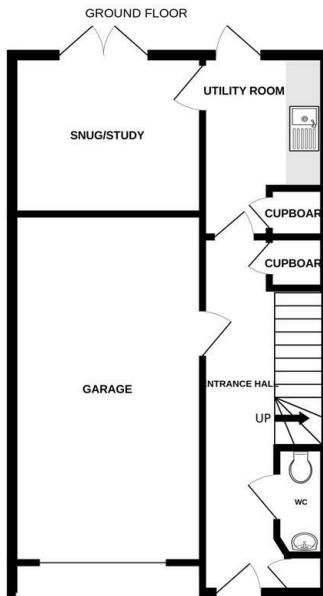
## Agents Note

Council Tax Band E

The fridge freezer and dishwasher will remain in the property.

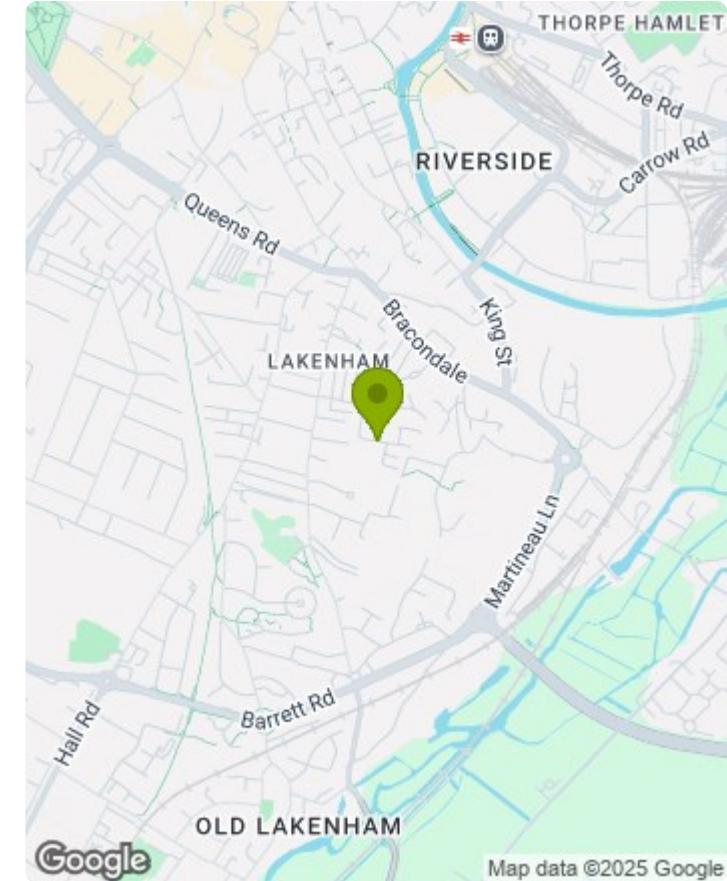
There is a communal grounds charge of approximately £205 per annum.





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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	
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	
Current	93
Potential	84
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	
Potential	
England & Wales	EU Directive 2002/91/EC

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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.

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