



Bury Street
Norwich, NR2 2DL
Guide Price £325,000 - £350,000

claxtonbird
residential

Bury Street, Norwich, NR2 2DL

*** Guide Price £325,000 - £350,000 *** ClaxtonBird are pleased to present this exceptional three-storey townhouse, a rare find positioned just off Unthank Road in the highly sought-after Golden Triangle area of Norwich. As you step inside, you will find generous living accommodation, beginning with an entrance hall, a cloakroom, and a versatile storage/utility area on the ground floor. The first floor features a bright and spacious open-plan lounge and dining area, along with a functional fitted kitchen. On the second floor, you'll discover three well-proportioned bedrooms and a family bathroom. The outdoor space is just as appealing, offering a southerly-facing, low-maintenance tiered garden, perfect for enjoying sunny days. Additionally, this property includes the rare benefit of off-road parking for two cars, alongside an integral garage. Situated within a vibrant community, this home is ideal for those seeking convenience and charm, with a variety of amenities and the City Centre just a leisurely stroll away. Offered for sale with no onward chain.

Entrance Hall

Entrance door, stairs to first floor and radiator.

Cloakroom

WC, wash hand basin and window to front aspect.

Store Room / Utility

Wall-mounted cupboards, plumbing for washing machine and large storage area.

First Floor Landing

Double glazed window to front aspect, stairs to second floor and radiator.

Lounge / Diner 17'8 max x 17'3 max (5.38m max x 5.26m max)

Window to rear aspect, wooden floor, two radiators and patio doors leading out to the garden.

Kitchen 11'3 x 7'3 (3.43m x 2.21m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset single drainer stainless steel sink unit, freestanding gas cooker, freestanding washing machine, freestanding fridge, wall mounted gas central heating boiler and double glazed window to front aspect.

Second Floor Landing

Loft access, and built in airing cupboard.

Bedroom 13'0 x 8'9 (3.96m x 2.67m)

Double glazed window to front aspect, pedestal wash hand basin and radiator.

Bedroom 11'7 x 9'8 (3.53m x 2.95m)

Double glazed window to rear aspect and radiator.

Bedroom 9'7 x 6'8 (2.92m x 2.03m)

Double glazed window to rear aspect and radiator.

Bathroom

Suite comprising bath with mixer shower over, pedestal wash hand basin, WC, radiator and double glazed window to front aspect.

Front Garden

Laid to hardstanding providing off-road parking for two cars leading to an integral garage.

Rear Garden

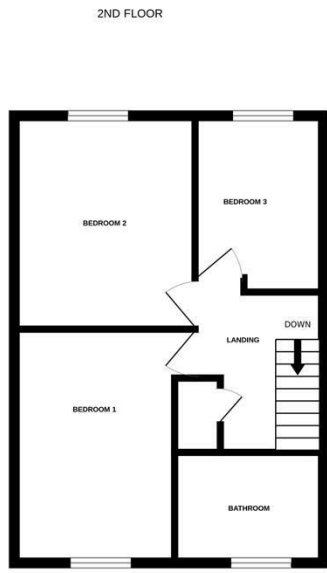
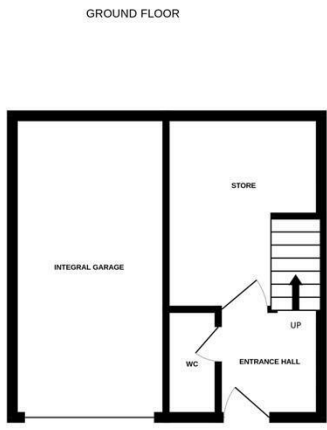
South-facing low-maintenance courtyard garden with a large tiered patio area, raised borders and rear access gate.

Agents Note

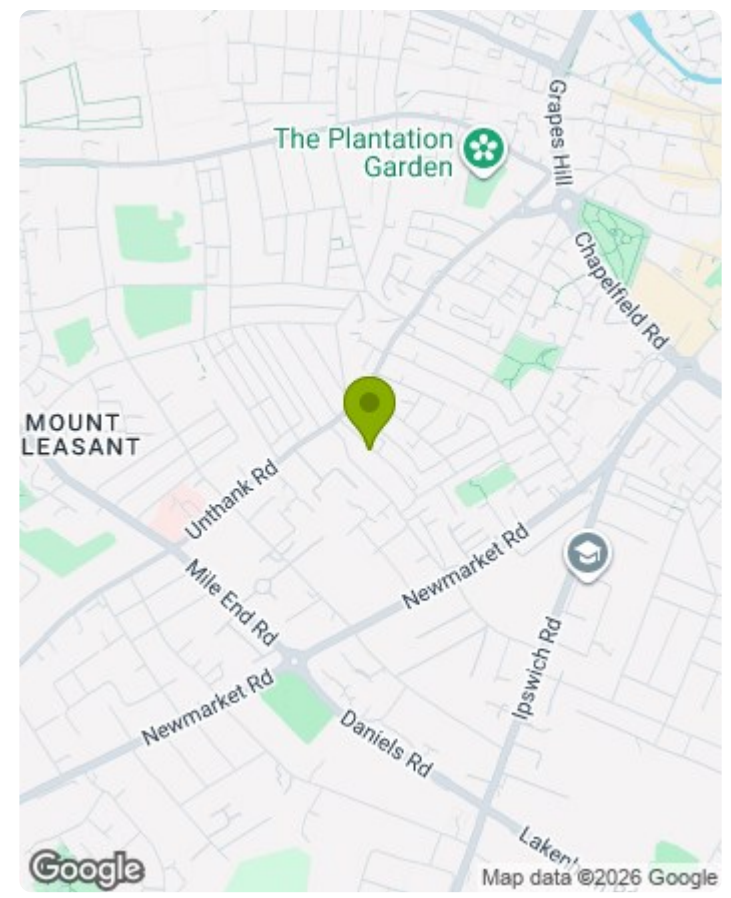
Council Tax Band C

Please note, the garden is accessed via the first-floor accommodation.





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 ©2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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



