

Sandringham Road
Norwich, NR2 3RY

Guide Price £450,000 - £475,000

claxtonbird
residential

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*** Guide Price: £450,000 - £475,000 *** Nestled in the sought-after Golden Triangle area of Norwich, this charming house on Sandringham Road offers a delightful and spacious family home that seamlessly blends character with modern living. Upon entering, you are greeted by two inviting reception rooms that showcase beautiful character features, such as elegant sash windows and original fireplaces. The stripped wooden floors and doors add warmth and authenticity, creating a welcoming atmosphere throughout the property. Positioned on a corner plot, the house boasts wraparound gardens, providing a serene outdoor space for relaxation. Additionally, there is a unique benefit of a garage, which is currently being used as an office/storage space. This home presents a fantastic opportunity to own a spacious family residence in a highly regarded location, with local amenities just a stone's throw away.

Entrance Hall
Stained glass entrance door with fanlight above, stairs to first floor landing, understairs storage cupboard, stripped wooden floor and radiator.

Sitting Room 13'0 x 13'5 + bay window (3.96m x 4.09m + bay window)
Sash bay window to front aspect, sash window to side aspect, cast iron fireplace with decorative tiled inserts and hearth, picture rail, cornice, stripped wooden floor and radiator.

Dining Room 11'3 x 12'7 (3.43m x 3.84m)
Bay window to front aspect, cast iron fireplace with decorative tiled inserts and hearth, understairs storage cupboard, picture rail and stripped wooden floor.

Kitchen 12'0 x 7'9 (3.66m x 2.36m)
Fitted kitchen comprising a range of base units with timber block work surfaces over, inset one and a half bowl ceramic sink with mixer tap, range-style electric cooker with extractor hood over, plumbing for dishwasher, radiator and sash window to front aspect.

Utility Room 12'2 x 5'9 (3.71m x 1.75m)
Base units with timber block work surfaces, inset butler sink with mixer tap, plumbing for washing machine, shelving, tiled floor, sash window to front aspect and radiator.

Conservatory 13'3 x 12'3 (4.04m x 3.73m)
Upvc double glazed windows and French doors opening out to the garden, built-in double cupboard and tiled floor.

Cloakroom
WC, pedestal wash hand basin and tiled floor.

First Floor Landing
Sash window to front aspect and stripped wooden floor.

Bedroom 13'3 x 12'4 (4.04m x 3.76m)
Sash window to front aspect, built-in storage cupboard, stripped wooden floor and radiator. Door to:

Hall
Sash window to front aspect, and doors to further bedroom and bathroom.

Bedroom 8'5 x 7'7 (2.57m x 2.31m)
Sash window to rear aspect and radiator.

Bathroom
White suite comprising bath with shower over, pedestal wash hand basin, WC, secondary stained glass windows to front and rear aspects and radiator.

Bedroom 13'2 x 13'0 (4.01m x 3.96m)
Dual aspect windows to front and side, recently added loft access, built-in storage cupboard, stripped wooden floor and radiator.

Outside
Set on a corner plot, with wraparound gardens to three sides of the property. The front garden is enclosed by hedging with plants and shrub borders, cast iron gate and chequer board pathway leading to the entrance door. The remaining parts of the garden are mostly low-maintenance, being laid to patio and lawn, with various trees and shrubs. There are double gates leading from Sandringham Road, providing access to a bike store and garage - this is currently being used as office/storage space.

Garage
Up and over door, power and light.

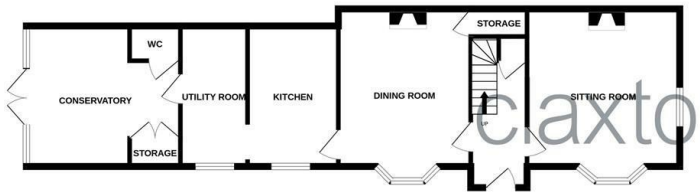
Agents Note
Council Tax Band C



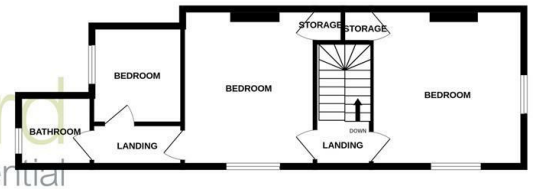




GROUND FLOOR

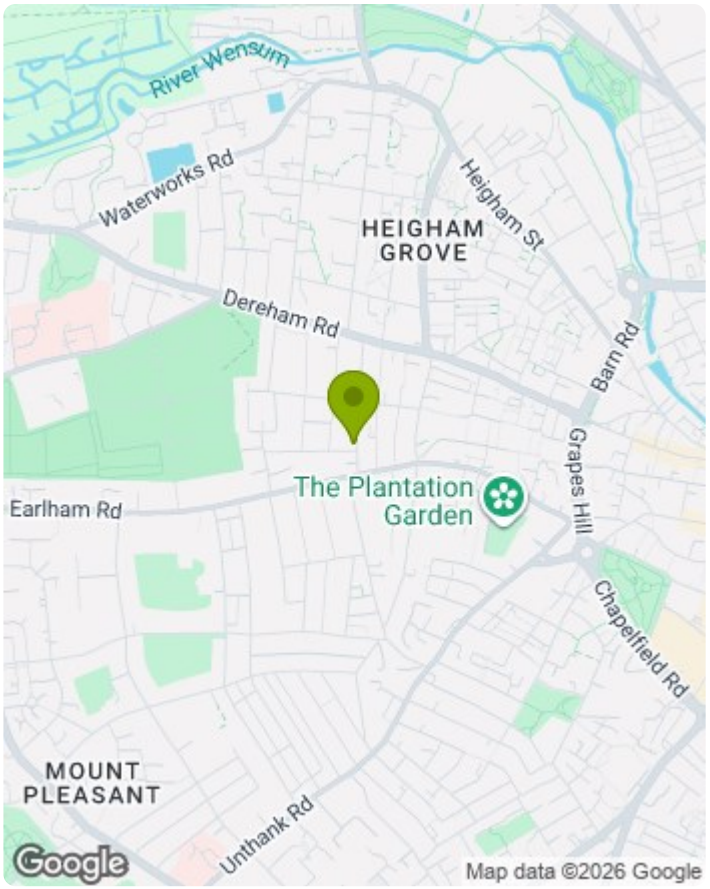


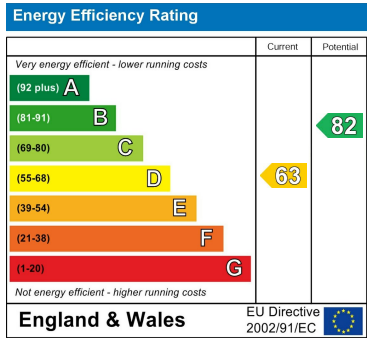
1ST FLOOR



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THESE ARE THE GOOD OLD DAYS



