



Cecil Road  
Norwich, NR1 2QL  
Offers in the region of £650,000

claxtonbird  
residential

## Cecil Road, Norwich, NR1 2QL

Nestled on Cecil Road, this stunning Edwardian end-of-terrace house perfectly combines period charm with modern living. Its beautiful architecture makes it a standout property in this sought-after South City location, providing both tranquillity and convenience. Inside, the accommodation is rich in character, featuring two well-appointed reception rooms, a delightful kitchen/breakfast room, a utility room, and a practical shower room on the ground floor. The two upper floors include four well-proportioned bedrooms and a family bathroom, offering versatile space for families or guests. The wonderful south-facing rear garden is a true gem, complete with a wrap-around covered veranda that serves as an ideal al fresco spot during warmer months. Located within walking distance of the city centre, this home provides easy access to a variety of shops and restaurants, appealing to those who enjoy vibrant city life alongside the serenity of a residential area. In summary, this picturesque Edwardian property presents a remarkable opportunity for anyone seeking a characterful home in a prime location, blending elegance with modern comforts.

### Entrance Hall

Spacious entrance hall with stairs to first floor, large understairs storage cupboard, dado rail, corbel, cornicing, stripped wooden floor and radiator.

### Sitting Room 12'4 into recess x 12'7 + bay (3.76m into recess x 3.84m + bay)

Stunning ornate leaded bay window to front aspect, feature cast iron fireplace with surround and hearth, picture rail, cornice, ceiling rose and radiator.

### Snug 13'0 x 10'1 (3.96m x 3.07m)

Feature cast iron wood burner, dado rail, picture rail, cornicing, ceiling rose and radiator. Open to:

### Kitchen / Breakfast Room 17'2 x 15'3 (5.23m x 4.65m)

Modern fitted kitchen comprising wall and base units with work surfaces over, inset one and a half bowl ceramic sink unit with mixer tap, built in electric oven with inset electric hob and extractor hood over, built in dishwasher, stripped wooden floor, windows to side aspect and French doors opening to the rear garden.

### Utility Room 6'0 x 6'3 (1.83m x 1.91m)

Base units with work surface over, plumbing for washing machine, space for tumble dryer, radiator, single glazed window to side aspect and stable door leading out to the garden.

### Shower Room

Suite comprising tiled shower cubicle, pedestal wash hand basin, WC, wall-mounted cupboard, radiator and double glazed window to side aspect.

### First Floor Landing

Stained glass window to side aspect, stairs to second floor, and radiator.

### Bedroom 16'5 into wardrobes x 13'8 (5.00m into wardrobes x 4.17m)

Two double glazed windows to front aspect, cast iron fireplace, two fitted wardrobes, dado rail, picture rail, coving, and radiator.

### Bedroom 13'1 x 10'1 into wardrobes (3.99m x 3.07m into wardrobes)

Sash window to rear aspect, decorative cast iron fireplace, two fitted wardrobes and radiator.

### Bedroom 9'9 x 8'9 (2.97m x 2.67m)

Two windows to rear aspect and radiator.

### Bathroom

Suite comprising bath with mains shower over, pedestal wash hand basin, WC, radiator and sash window to side aspect.

### Second Floor Landing

Loft access.

### Bedroom 17'2 max x 16'3 (5.23m max x 4.95m )

Double glazed window to front aspect, decorative cast-iron fireplace and radiator.

### Loft

Gas central heating boiler.

### Front Garden

Gravelled off-road parking for several vehicles, providing access to the tandem garage and entrance door.

### Rear Garden

Southerly facing garden laid to patio and lawn, with a delightful wrap-around Veranda, mature trees, plants, shrubs, vegetable plot and garden shed.

### Garage

Double doors, power, light and access to rear garden.

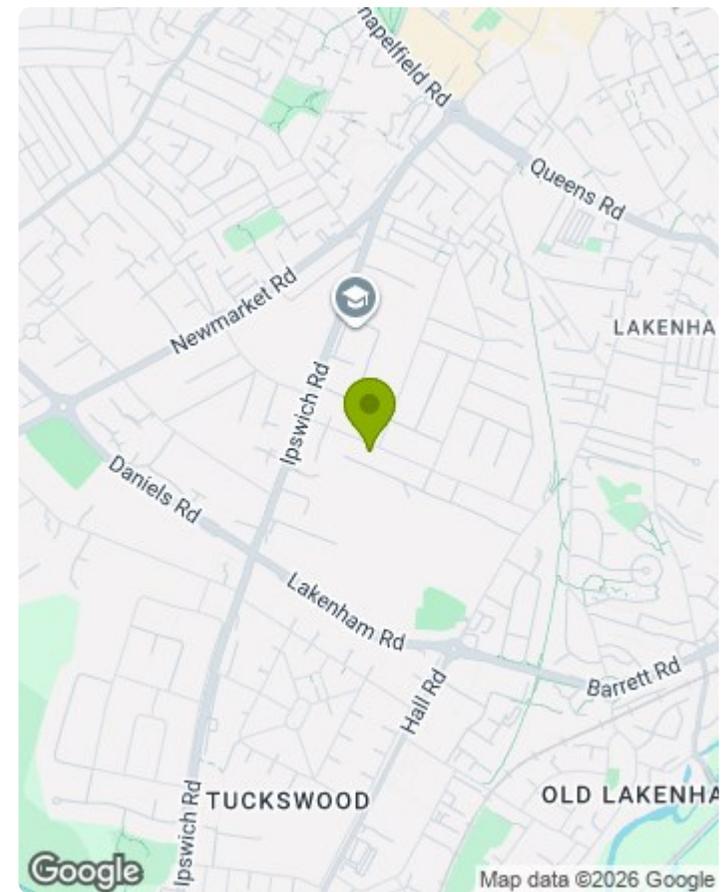
### Agents Note

Council Tax Band E





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		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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