



**Lubbock Close**  
**Norwich, NR2 3QY**  
**Guide Price £280,000 - £290,000**

**claxtonbird**  
residential

## Lubbock Close, Norwich, NR2 3QY

\*\*\* Guide Price £280,000 - £290,000 \*\*\* Nestled in the desirable NR2 postcode of Norwich, this fantastic three-bedroom end terrace house has been thoughtfully extended to offer modern open-plan space. The extension features a spacious kitchen/dining room, situated at the heart of the home, with doors seamlessly connecting to the well-proportioned garden. Alongside this, the pitched roof extension further includes a modern fitted ground-floor bathroom suite, which has been enhanced to include a convenient utility area. The dual-aspect rooms, including the sitting room and two of the bedrooms, allow an abundance of natural light in, offering a bright and airy environment. Located South-West of the city, this home is ideally situated near good schools, parks and vibrant amenities of Norwich, as well as close to the University of East Anglia (UEA) and the Norfolk and Norwich University Hospital (NNUH). Offered for sale with no onward chain.

### Entrance Hall

Entrance door, stairs to first floor, and understairs storage cupboard.

### Sitting Room 16'0" x 10'5" max (4.89 x 3.20 max)

Three upvc double glazed windows to front and rear aspects and radiator.

### Extending Kitchen / Dining Room 20'8" x 8'1" max (6.31 x 2.47 max)

Fitted kitchen comprising wall and base units with worksurface over, stainless steel sink drainer with mixer tap, built-in oven with hob and extractor over, space for fridge, space for freezer, travertine tiled splashbacks and floor, two radiators, two upvc double glazed windows to rear aspect, Velux skylight window and upvc double glazed French doors leading out to the garden.

### Bathroom / Utility 12'0" x 7'0" (3.68 x 2.15)

Suite comprising panelled bath with shower screen and shower over, Durivit low level WC & wash hand basin, with mixer tap, worksurface with plumbing for washing machine beneath, wall mounted gas central heating boiler, part tiled walls, chrome towel rail radiator and upvc double glazed window to front aspect,

### First Floor Landing

#### Bedroom 16'1" x 10'5" max (4.92 x 3.19 max)

Upvc double glazed windows to front and rear aspect, and radiator.

#### Bedroom 12'7" x 7'2" max (3.86 x 2.19 max)

Upvc double glazed windows to side and rear aspects, fitted cupboard and radiator.

#### Bedroom 9'7" x 8'8" max (2.94 x 2.65 max)

Two upvc double glazed windows to side aspect, fitted cupboard and radiator.

### Front Garden

Lawned garden with hedging and pathway leading to the entrance door. The garden can accommodate off road parking.

### Rear Garden

Well-proportioned enclosed garden laid predominantly to lawn with patio seating area and a variety of mature shrubs, trees, and hedge borders.

### Agents Note

Council Tax Band B





