



Glebe Road
Norwich, Norfolk NR2 3JG
Guide Price £325,000 - £350,000

claxtonbird
residential

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*** Guide Price £325,000 - £350,000 *** ClaxtonBird are pleased to present this enchanting two-bedroom bay-fronted Victorian terrace house, ideally located on a picturesque tree-lined street just off the vibrant Unthank Road. This charming residence boasts a warm and inviting atmosphere, enhanced by its bay-fronted sitting room that floods the space with natural light. The modern kitchen, equipped with sleek built-in appliances, seamlessly blends functionality with contemporary style, making it perfect for culinary enthusiasts. The thoughtfully designed ground floor further incorporates a spacious dining room ideal for entertaining, a convenient utility area, and a contemporary bathroom. Ascend upstairs to discover two generously-sized double bedrooms, one having a luxurious en-suite shower room. Outside, the property offers a delightful enclosed rear garden, including a versatile outside office or outbuilding - an ideal home working space. This stunning home harmoniously combines comfort and style, whilst being set in a prime location with a range of local amenities nearby.

Sitting Room 11'11 max x 14'5 max into bay (3.63m max x 4.39m max into bay)

Entrance door with numbered window above, feature upvc double glazed sash look bay window to front aspect with bespoke fitted shutters, cornice, spot lights, stripped wooden floor and radiator.

Dining Room 11'11 x 11'11 (3.63m x 3.63m)

Upvc double glazed sash look window overlooking the rear garden, under-stairs storage cupboard, space for dining table and chairs, and stripped wooden floor. Open plan to:

Kitchen 9'9 x 6'4 (2.97m x 1.93m)

Modern fitted kitchen comprising wall and base units with solid work tops over, one and a half bowl sink drainer with mixer tap, built in oven, hob and extractor, fitted microwave, built in fridge freezer, integrated dishwasher, cupboard housing the central heating boiler, tiled splashbacks, tiled effect flooring, chrome sockets, spotlights and upvc double glazed window to side aspect. Open to:

Utility 4'11 x 6'3 (1.50m x 1.91m)

Base units with worktop over, plumbing for washing machine, spotlights, tiled splashbacks, tiled effect floor and upvc double glazed door to garden.

Bathroom 5'11 x 6'4 (1.80m x 1.93m)

Suite comprising bath with mixer tap, separate shower over and shower screen, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, shaver point, spotlights, extractor fan, chrome towel rail radiator and upvc double glazed window to side aspect.

First Floor Landing

Bedroom 11'11 x 11'11 max (3.63m x 3.63m max)

Upvc double glazed sash look window to front aspect, overstairs storage cupboard, loft access with pull-down ladder, and radiator.

Bedroom 12'0 x 11'11 max (3.66m x 3.63m max)

Upvc double glazed sash look window overlooking the rear garden, spotlights, radiator and door to en-suite.

En Suite Shower Room 9'3 x 6'4 (2.82m x 1.93m)

Suite comprising large walk-in shower cubicle with shower over, low level WC, wash hand basin set in vanity unit with mixer tap, part tiled walls, tiled floor, spotlights, extractor fan, shaver point, chrome towel rail radiator and upvc double glazed window to rear aspect.

Front Garden

Walled garden with shingle insets and Harlequin tiled pathway leading to the entrance door.

Rear Garden

Fully enclosed non-bisected garden laid to lawn with garage and rear access gate.

Garage 8'4" x 16'9" (2.55 x 5.11)

This space could be used as an outside office, extra storage or garden room with an electric remote controlled garage door and double glazed windows and doors.

Agents Note

Council Tax Band B



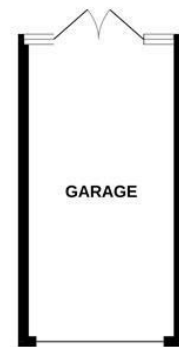
GROUND FLOOR

1ST FLOOR

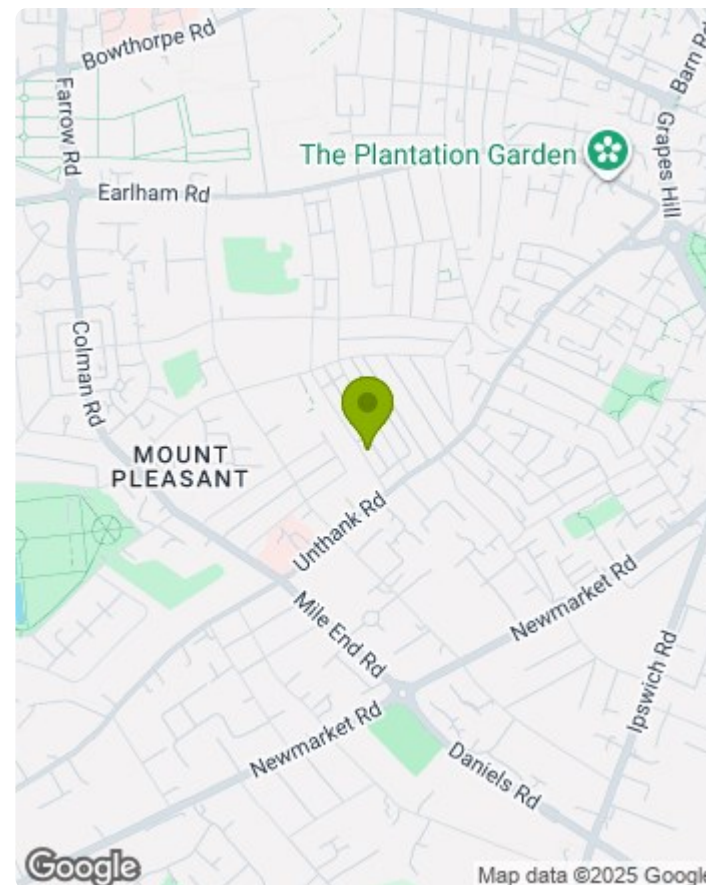
GARAGE



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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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- 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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