



Clarke Road
Norwich, NR3 1JL
Guide Price £250,000 - £260,000

claxtonbird
residential

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*** Launch Event Saturday 8th August - Strictly By Appointment Only *** £250,000 - £260,000 *** ClaxtonBird are pleased to present this charming cottage-terrace home, which exudes character and style throughout. As you approach the property, you are greeted by a stunning stained glass entrance door with fanlight above, setting the tone for what lies inside. Throughout the property, you will discover a host of period features including sash windows, stripped wooden doors and floors, and ornate decorative fireplaces. The internal accommodation boasts two reception rooms, a well-appointed kitchen and convenient shower room to the ground floor, whilst on the first floor there are two double bedrooms and a traditionally styled Heritage en-suite. Nestled in a quiet, sought-after North City location, this home is conveniently surrounded by fantastic amenities, making it ideal for modern living.

Sitting Room 11'9 into recess x 11'5 (3.58m into recess x 3.48m)

Stained glass entrance door with fanlight above, sash window to front aspect, exposed brick decorative fireplace, stripped wooden floor and radiator.

Lobby

Stairs to first floor.

Dining Room 11'9 x 10'7 (3.58m x 3.23m)

Sash window to rear aspect, decorative fireplace, understairs storage cupboard, stripped wooden floor and radiator.

Kitchen 11'2 x 6'8 (3.40m x 2.03m)

Fitted kitchen comprising a range of wall and base units with timber block work surfaces over, inset single drainer sink unit with mixer tap, electric cooker point, plumbing for dishwasher, space for fridge freezer, wall-mounted gas central heating boiler, window to side aspect and stable door leading out to the garden.

Shower Room

Suite comprising shower cubicle, wall-mounted wash hand basin with mixer tap, WC, tiled walls, tiled floor, chrome towel rail radiator and upvc double glazed window to side aspect.

First Floor Landing

Bedroom 11'8 into recess x 11'5 (3.56m into recess x 3.48m)

Sash window to front aspect, decorative cast iron fireplace, built-in cupboard, stripped wooden floor and radiator.

Bedroom 11'7 into recess x 10'8 (3.53m into recess x 3.25m)

Sash window to rear aspect, decorative cast iron fireplace with tiled hearth, radiator and door to en-suite.

En Suite

Heritage suite comprising free-standing claw-footed roll-top bath with telephone-style mixer tap, pedestal wash-hand basin, WC, towel rail, radiator and upvc double glazed window to rear aspect.

Front Garden

Shingled garden with hedge border and cast-iron gated pathway leading to the entrance door.

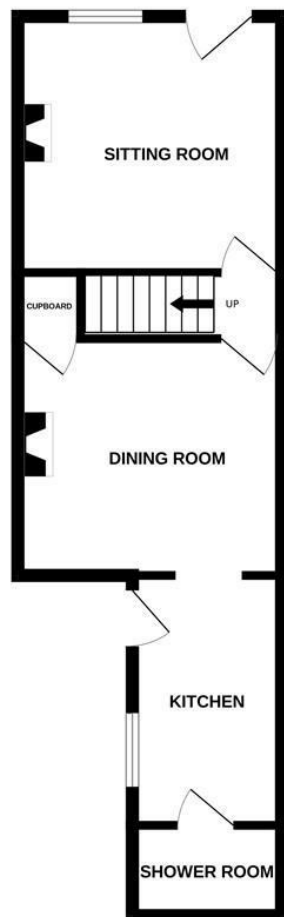
Rear Garden

Non-bisected low-maintenance garden laid predominantly to paving, offering an ideal outdoor seating area with various shrubs and a rear access gate.

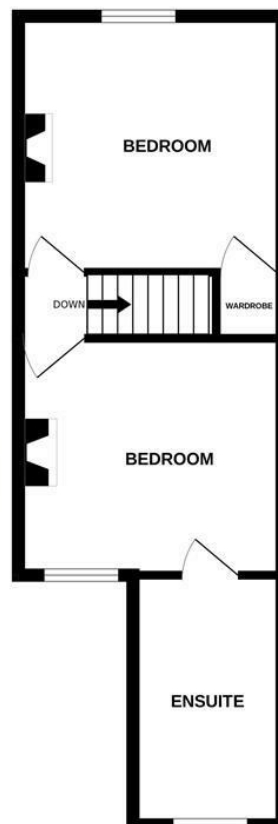
Agents Note

Council Tax Band A

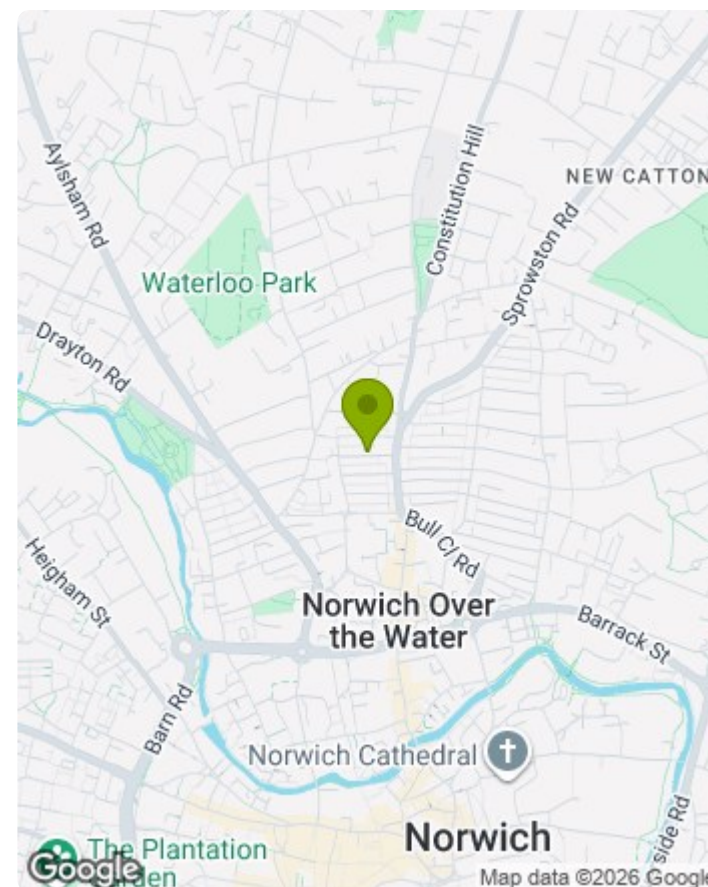




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

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