



Cecil Road
Norwich, NR1 2PJ
Guide Price £475,000 - £500,000

claxtonbird
residential

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*** Launch Event Saturday 14th February - Strictly By Appointment Only *** Guide Price £475,000 - £500,000 *** Nestled on Cecil Road, this handsome 1930s three-bedroom semi-detached house offers a delightful blend of classic character and modern living. Positioned to the south of the city, the property is situated in a highly desirable location, making it the ideal choice for families and professionals alike. As you approach the home, you are greeted by an attractive brickweave driveway that sets the tone for what lies inside. The current owners have meticulously renovated and transformed the property internally, boasting a welcoming bay-fronted sitting room, bathed in natural light and featuring a cosy wood burner. The heart of the home is undoubtedly the impressive kitchen/diner, which is equipped with built-in appliances and bi-folding doors that seamlessly connect to the outdoors. The garden features a lovely brickweave patio and a built-in brick BBQ, making it the perfect spot to enjoy the warmer months with family and friends. This impressive property is ideal for those seeking a contemporary and comfortable home set in a sought-after central location.

Entrance Hall

Spacious entrance hall with entrance door and stairs to first floor.

Study 11'3 x 7'6 (3.43m x 2.29m)

Double glazed window to front aspect with fitted shutters, and oak wooden floor.

Sitting Room 11'7 + bay x 12'10 (3.53m + bay x 3.91m)

Double glazed bay window to front aspect, feature cast iron wood burner with marble hearth, fitted shelving and cupboard to recesses, picture rail and radiator.

Kitchen / Diner 19'3 x 12'8 (5.87m x 3.86m)

Fitted kitchen comprising a range of matching wall and base units with timber block worksurface over, inset butler sink with mixer tap, built-in electric hob with extractor hood over, further built-in appliances including a single oven, microwave, fridge freezer and dishwasher, oak wooden floor, radiator and bi-folding doors opening out to the garden.

Utility Room 7'7 x 6'4 (2.31m x 1.93m)

Built-in upright unit, fitted work surfaces, inset butler sink with mixer tap, plumbing for washing machine, space for tumble dryer, double glazed window to side aspect and door to bathroom.

Bathroom

Modern white suite comprising 'P' shaped bath with rainfall shower over, wash hand basin set in vanity unit with mixer tap, WC, tiled floor, chrome towel rail and Velux window.

First Floor Landing

Double glazed window to side aspect.

Master Bedroom 11'7 + bay x 12'10 into wardrobes (3.53m + bay x 3.91m into wardrobes)

Double glazed bay window to front aspect, fitted wardrobes with sliding mirrored doors and radiator.

Bedroom 12'8 x 11'0 (3.86m x 3.35m)

Double glazed window to rear aspect and radiator.

Bedroom 9'5 x 8'0 (2.87m x 2.44m)

Double glazed window to rear aspect, loft access and radiator.

Shower Room

Suite comprising shower cubicle with rainfall shower, wash hand basin set in vanity unit with mixer tap, WC, heated chrome towel rail and double glazed window to side aspect.

Front Garden

Lawned garden with trees, shrubs, brickweave driveway and electric EV point.

Rear Garden

Generous mature garden laid to lawn with brickweave patio, built-in brick BBQ, plant and shrub borders, summer house and shingle pathway to a sunken trampoline.

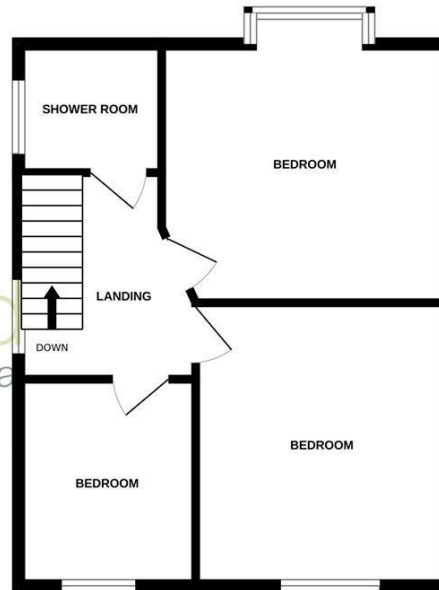
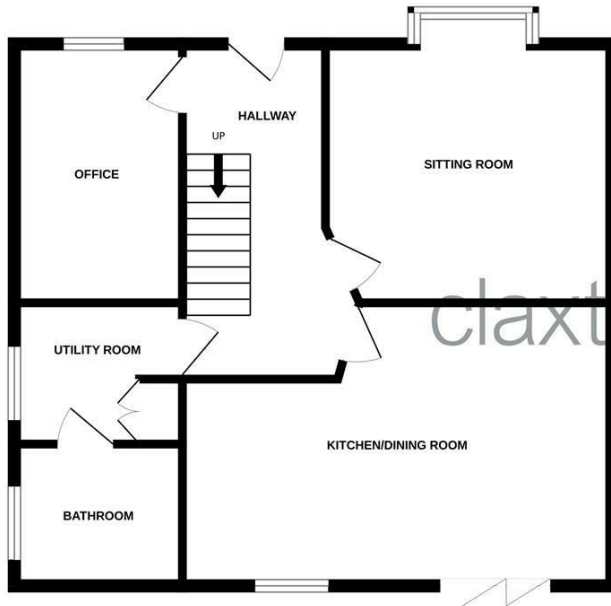
Agents Note

Council Tax Band C

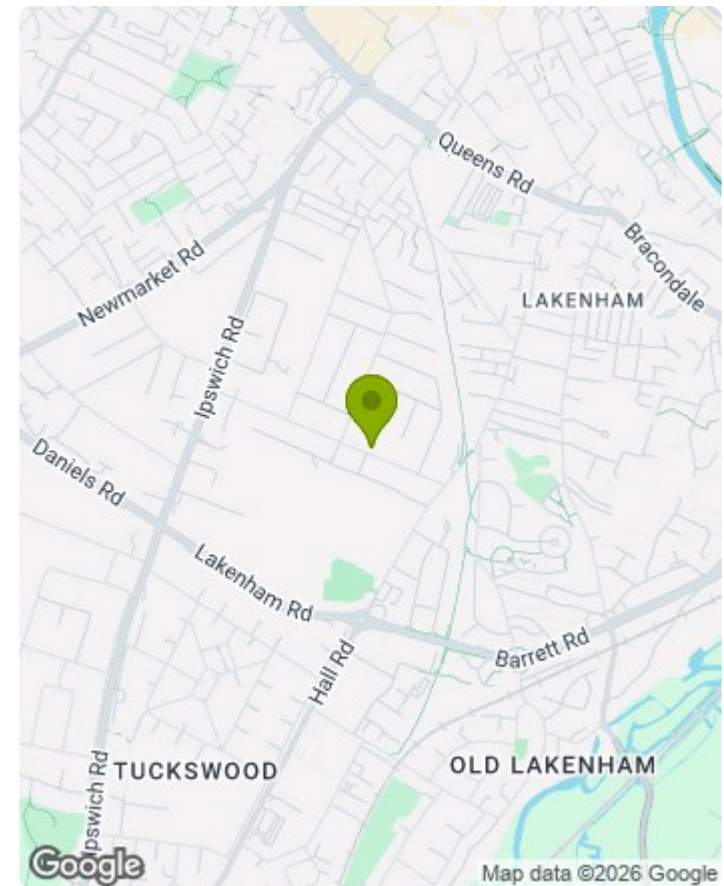


GROUND FLOOR

1ST FLOOR



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		
(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	

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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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