



**Wellington Road**  
**Norwich, Norfolk NR2 3HT**  
**Guide Price £425,000 - £450,000**

**claxtonbird**  
residential



## Wellington Road, Norwich, Norfolk NR2 3HT

\*\*\* Guide Price: £425,000 - £450,000 \*\*\* ClaxtonBird are delighted to offer this handsome over the passage mid-terrace house, ideally positioned just off Earlham Road within the highly sought-after Golden Triangle area of Norwich. Bursting with character, this property boasts a wealth of original features, including elegant sash windows and charming fireplaces. In brief, the accommodation comprises an entrance hall, cloakroom, two reception rooms and a well-appointed open plan kitchen/dining room to the ground floor. Ascending to the first floor, there are four generously sized bedrooms and family bathroom off landing. Outside, the property is further enhanced by delightful gardens at both the front and rear, providing the perfect outdoor space to relax and entertain. Early viewing is highly recommended.

### Entrance Hall

Entrance door with fanlight window above, stairs to first floor, under stairs storage cupboard, dado rail, cornice, corbel, ceiling rose and radiator.

### Cloakroom

Low level WC, wash hand basin, extractor fan and tiled floor.

### Sitting Room 13'0" x 13'11" max (3.97 x 4.26 max)

Sash window to front aspect, feature cast iron fireplace with hearth and tiled inset, shelving to recess, picture rail, cornice, ceiling rose, wood effect floor and radiator.

### Lounge 12'1" max x 10'6" (3.69 max x 3.21)

Cast iron fireplace, picture rail, cornice, radiator and French doors leading to the rear garden.

### Open Plan Kitchen / Dining Room

#### Kitchen Area 12'6" x 7'10" (3.83 x 2.39)

Fitted kitchen comprising wall and base units with roll top wood effect work surface over, one and a half bowl sink drainer with mixer tap and separate water filter tap, built in gas oven with hob and canopy extractor over, plumbing for dishwasher, space for dryer, tiled splash backs, tiled floor and two windows to side aspect. Open plan to:

#### Breakfast Area 17'4" x 9'10" (5.29 x 3.02)

Windows to side and rear aspect, ample space for large dining table and chairs, plumbing for washing machine with wood effect work surface over, wall units, spot lights, tiled floor, radiator and double glazed door leading out to the garden.

### First Floor Landing

Loft access and doors to all first floor rooms.

#### Bedroom 11'4" x 13'11" max (3.46 x 4.25 max)

Sash window to front aspect, cast iron fireplace, picture rail, wall lights and radiator.

#### Bedroom 11'4" x 12'1" max (3.46 x 3.70 max)

Window overlooking the garden, fitted wardrobes and shelving, picture rail and radiator.

#### Bedroom 12'7" x 11'7" (3.84 x 3.54)

Three windows to side and rear aspect, and radiator.

#### Bedroom 9'5" x 9'2" (2.88 x 2.81)

Sash look window to front aspect, picture rail, wooden floor and radiator.

#### Bathroom 6'1" x 13'5" max 7'0" min (1.86 x 4.1 max 2.15 min)

Four piece suite comprising panel bath with mixer tap and shower attachment, shower cubicle with inset electric shower, pedestal wash hand basin, low level WC, part tiled walls, part panelled walls, wall mounted storage cupboard, shaver point, spot lights, extractor fan and wood effect floor.

### Front Garden

Walled garden laid to shingle with shrub borders and gated pathway leading to the entrance door.

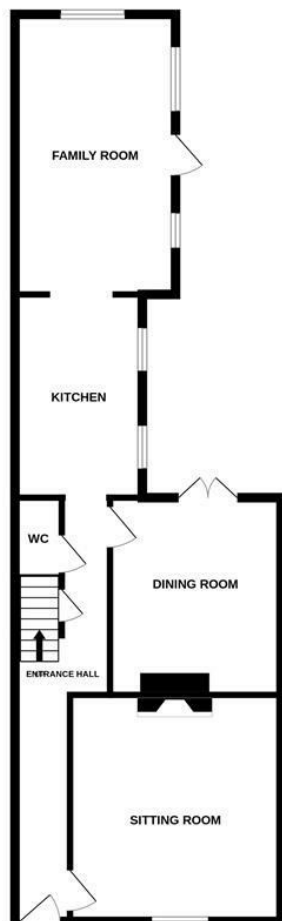
### Rear Garden

Partly enclosed by fencing with feature brick patio offering ample space for outside table and chairs, raised shrub and flower borders, inset pond, outside light, outside tap, and gated access leading to the front of the property. There is access for the neighbours at the rear of the garden, but has the potential to be fenced to create a fully enclosed garden.

### Agents Note

Council Tax Band C

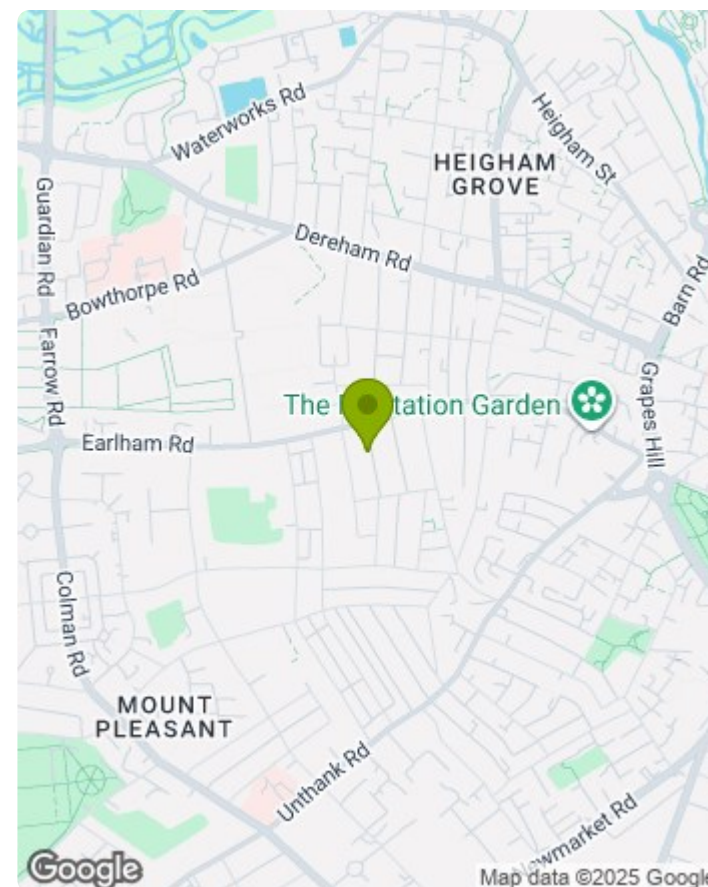




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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.

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