



**Unthank Road**  
**Norwich, Norfolk NR2 2RR**  
**Guide Price £450,000**

**claxtonbird**  
residential

## Unthank Road, Norwich, Norfolk NR2 2RR

\*\*\* Launch Event Saturday 2nd May - Strictly By Appointment Only \*\*\* Nestled in the desirable Golden Triangle area of Norwich, this spacious three-bedroom hall entrance terrace house exudes charm and character. From beautiful fireplaces to decorative mouldings and stunning stripped wooden floors, every detail tells a story. The generous and flexible layout begins with an inviting entrance hall that leads to two distinct reception rooms, perfect for both relaxation and entertaining. At the heart of the home, the kitchen/breakfast room boasts elegant shaker-style cabinetry, complemented by a cloakroom and access to the cellar. As you ascend to the first floor, you'll discover three well-proportioned bedrooms, an elegant bathroom suite, and a study. A standout feature of this property is a unique bedroom with a balcony that has steps leading down to a beautiful walled garden, creating a serene retreat. This delightful outdoor space is perfect for enjoying the warmer weather, complete with a raised patio area and a lovely pergola. Situated just a stone's throw away from the vibrant parade of shops on Unthank Road, this home is ideal for those seeking comfort and convenience. Offered for sale with no onward chain.

### Entrance Hall

Glazed entrance door with feature stained-glass fanlight above, stairs to first floor, picture rail, cornice, stripped wooden floor, and two radiators.

### Sitting Room 12'11" x 12'0" max (3.94 x 3.66 max)

Upvc double glazed sash-look window to front aspect, fireplace with wood surround, high ceilings, ceiling rose, cornice, stripped wooden floor and radiator.

### Dining Room 11'9" x 10'10" (3.59 x 3.31)

Upvc double glazed sash look window to rear aspect, feature cast iron fireplace with tiled inset and hearth, high ceilings, picture rail, stripped wooden floor and radiator.

### Cloakroom

Low level WC, wash hand basin, plumbing for washing machine, tiled floor, radiator and upvc double glazed window to side aspect.

### Kitchen/Breakfast Room 19'3" x 9'5" (5.89 x 2.88)

Fitted kitchen comprising shaker style base units with solid block wood work surface over, butler sink with mixer tap, free-standing gas Range cooker, built-in dishwasher, space for undercounter fridge and freezer, space for tall fridge freezer, space for dryer, built-in pantry cupboard, wine rack, part tiled splashbacks, tiled floor, spotlights, radiator, upvc double glazed window to side aspect and upvc double glazed door leading out to the garden.

### First Floor Landing

### Bedroom 12'10" x 12'0" max (3.92 x 3.66 max)

Upvc double glazed sash look window to front aspect, picture rail, stripped wooden floor and radiator.

### Study/Dressing Room 4'0" x 8'10" (1.22 x 2.70)

Upvc double glazed sash-look window to front aspect and radiator.

### Bedroom 8'7" x 10'11" max (2.63 x 3.33 max)

Upvc double glazed window to rear aspect, cast iron fireplace, picture rail, fitted storage cupboard, stripped wooden floor and radiator.

### Bathroom 5'6" x 13'6" (1.68 x 4.13)

Modern fitted four-piece suite comprising feature roll top bath with mixer tap, separate walk-in double shower cubicle with inset shower, wash hand basin set in vanity unit, part tiled walls, stripped wooden floor, spotlights, extractor fan, chrome Victorian style towel rail, upvc double glazed window to side aspect and Velux window to side aspect.

### Bedroom 9'4" x 10'0" (2.87 x 3.05)

Stripped wooden floor, radiator and glazed double doors leading out to the balcony, with steps down into the rear garden.

### Cellar

### Front Garden

Enclosed by iron railings with pathway leading to the entrance door.

### Rear Garden

Enclosed walled garden with a raised patio seating area, pergola, shrub borders, and rear access gate leading on to Cambridge Street.

### Agents Note

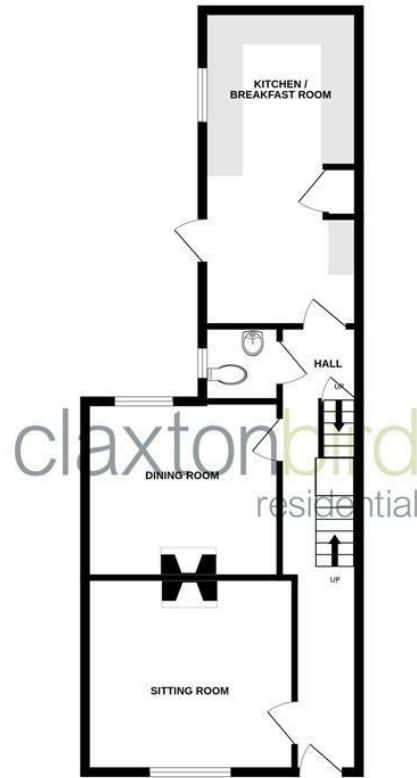
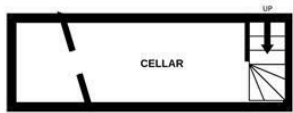
Council Tax Band D



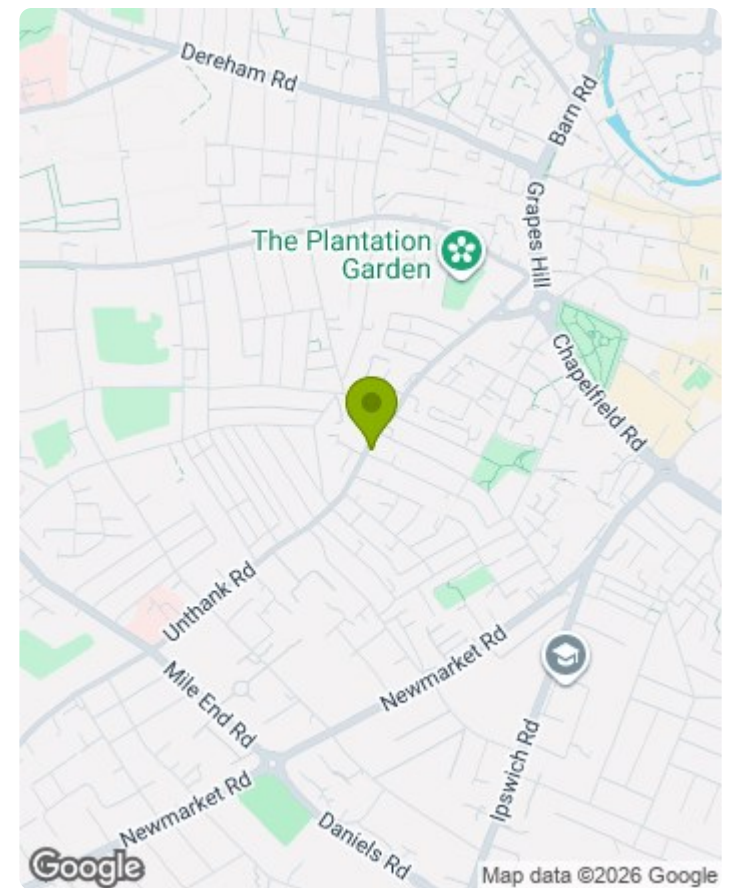
CELLAR

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		87
(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	

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