



**The Walnuts**  
**Norwich, NR4 6SR**  
**Guide Price £280,000 - £300,000**

**claxtonbird**  
residential

## The Walnuts, Norwich, NR4 6SR

\*\*\* Guide Price £280,000 - £300,000 \*\*\* ClaxtonBird are delighted to offer this spacious terraced townhouse, nestled in a desirable private development just off Newmarket Road. This prime location offers effortless access to a wealth of local amenities and convenient transport links to the vibrant City Centre of Norwich. Inside, you'll discover a welcoming entrance porch leading to a spacious lounge/diner, bedroom/study, a cloakroom, and a functional kitchen on the ground floor. On the first floor, you will find three comfortable bedrooms and a well-appointed bathroom off the landing. Outside, the property is surrounded by beautifully maintained communal gardens and features a private enclosed lawned garden, an en-bloc garage, and off-road residents' parking nearby. While the interior requires some modernisation, this property presents an excellent opportunity for those seeking a home with great potential in a fantastic location. Offered for sale with no onward chain.

### Entrance Porch 4'9 x 5'6 (1.45m x 1.68m)

Upvc glazed entrance door and upvc double glazed side panel windows.

### Lounge/Diner 23'9 x 11'9 max (7.24m x 3.58m max)

Dual aspect windows to front and rear, large understairs storage cupboard and two radiators.

### Bedroom/Office 11'9 x 7'0 (3.58m x 2.13m)

Double glazed window to front aspect and radiator.

### Kitchen 11'6 x 7'0 (3.51m x 2.13m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, inset single drainer stainless steel sink unit with mixer tap, built-in electric oven and inset hob with extractor hood over, plumbing for washing machine, free-standing Bosch fridge freezer, double glazed window to rear aspect and radiator.

### Hall

Stairs to first floor, radiator and door leading out to the garden.

### Cloakroom

Wall mounted wash hand basin, WC, radiator and double glazed window to side aspect.

### First Floor Landing

Loft access, and built-in airing cupboard housing the gas central heating boiler.

### Bedroom 11'9 x 9'3 + recess (3.58m x 2.82m + recess)

Three double glazed windows to front aspect, built-in double wardrobe and radiator.

### Bedroom 11'7 x 9'4 (3.53m x 2.84m)

Double glazed window to rear aspect, two built-in double wardrobes and radiator.

### Bedroom 8'6 x 7'4 (2.59m x 2.24m)

Two double glazed windows to front aspect, built-in double wardrobe, and radiator.

### Bathroom

Suite comprising bath with mixer shower over, wash hand basin, WC, radiator and two double glazed windows to rear aspect.

### Outside

The garden to the front of the property forms part of the communal grounds, whilst the private rear garden is fully enclosed and laid to lawn with plant and shrub borders. The property comes with the added benefit of an en-bloc garage and access to residents parking.

### Agents Note

Council Tax Band C

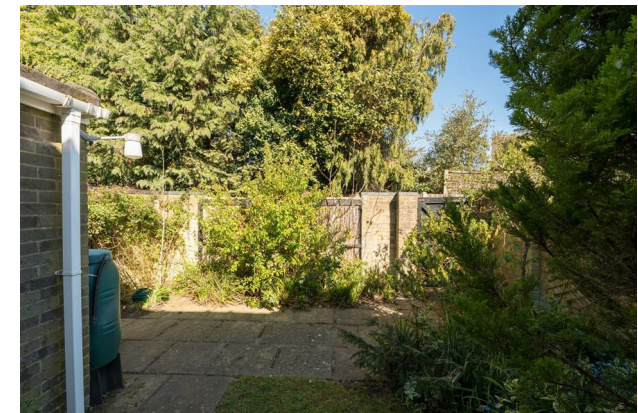
The vendor has informed us of the following lease information:

Lease Length - 999 years

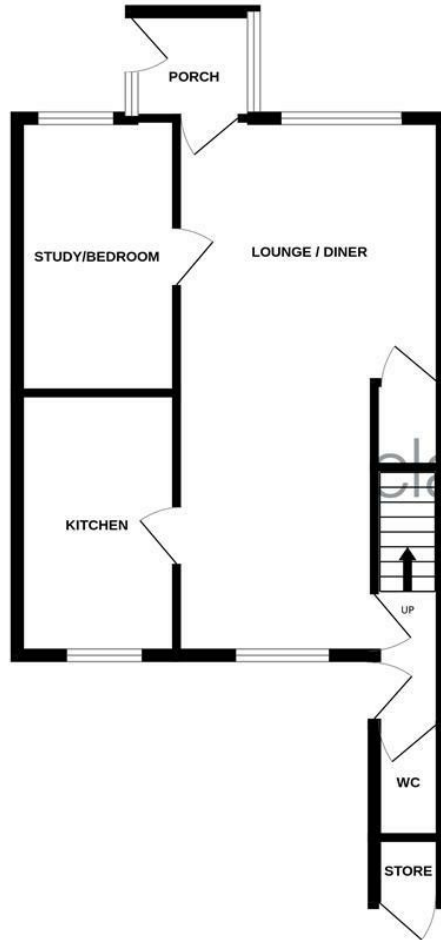
Lease Remaining - 930 years approx

Annual Ground Rent - £5

Annual Service Charge - £330



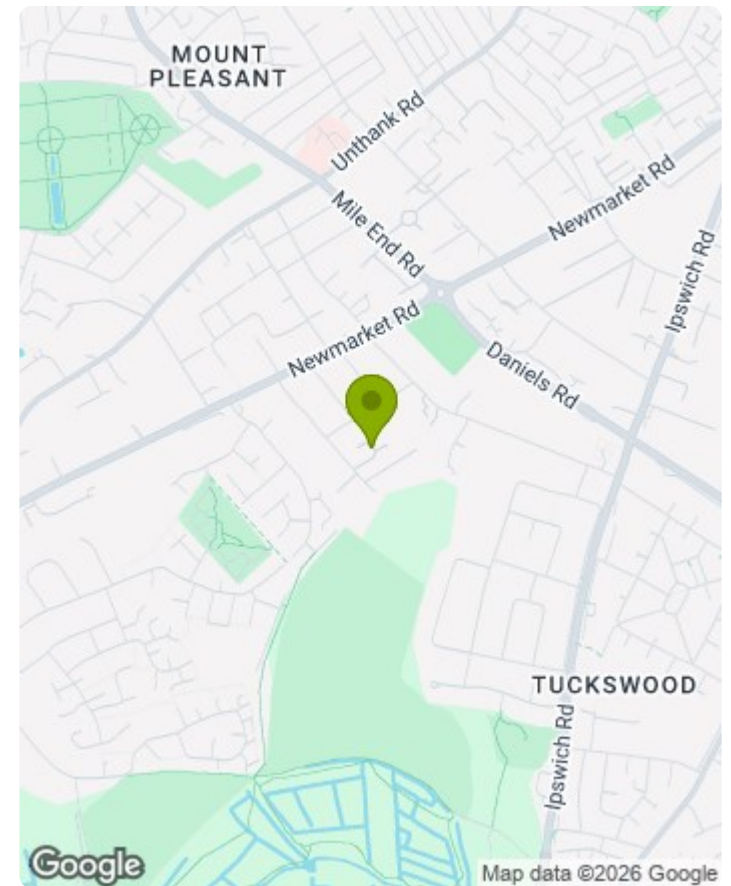
GROUND FLOOR



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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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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