



**Glebe Road**  
**Norwich, NR2 3JQ**  
**Guide Price £300,000 - £325,000**

**claxtonbird**  
residential

## Glebe Road, Norwich, NR2 3JQ

\*\*\* Launch Event Saturday 28th March - Strictly By Appointment Only \*\*\* Guide Price: £300,000 - £325,000 \*\*\* Discover this elegant two-bedroom Victorian terrace nestled in the sought-after Golden Triangle area of Norwich. With its classic features and timeless appeal, this home offers a perfect blend of historic elegance and contemporary living. On the ground floor, you'll find a welcoming sitting room with original decorative mouldings, leading into a delightful dining room. The stylish kitchen, located at the heart of the home, features shaker-style cabinetry and built-in appliances, as well as providing access to a modern shower room for everyday practicality. Upstairs, you'll find two generously sized double bedrooms, including one with an en suite. Step outside to enjoy a beautifully landscaped garden oriented towards the south-west, perfect for relaxation. This prime location offers a vibrant lifestyle with a host of amenities nearby.

### Sitting Room 11'7 x 10'9 (3.53m x 3.28m)

Entrance door, double glazed window to front aspect, fireplace with tiled inset and hearth, period features including dado rail, picture rail, corncing and ceiling rose, and radiator.

### Inner Lobby

Stairs to first floor.

### Dining Room 11'7 x 10'9 (3.53m x 3.28m)

Double glazed window to rear aspect, decorative fireplace with cast-iron grate and tiled surround, understairs storage cupboard, dado rail, picture rail, and stripped wooden door to kitchen.

### Kitchen

Recently fitted kitchen comprising matching wall and base units with timber block work surfaces over, tiled splash backs, stainless steel sink unit with mixer tap, built-in electric oven with electric hob and extractor hood over, built-in fridge and freezer, built-in dishwasher, double glazed window to side aspect and door leading out to the garden.

### Shower Room

Suite comprising large walk-in shower cubicle with rainfall shower over, corner wash hand basin with mixer tap, WC, timber unit housing the central heating boiler and built-in washer/dryer, and upright towel rail.

### First Floor Landing

### Bedroom 11'7 x 10'9 (3.53m x 3.28m)

Double glazed window to front aspect, decorative cast-iron fireplace, newly fitted bespoke double wardrobe, built-in cupboard, and radiator.

### Bedroom 11'7 x 10'9 (3.53m x 3.28m)

Double glazed window to rear aspect, decorative cast iron fireplace, loft access, built-in cupboard and radiator. Door to:

### En Suite Bathroom

White suite comprising bath with mains shower over, pedestal wash hand basin, WC, chrome towel rail radiator and double glazed window to rear aspect.

### Front Garden

Traditional terrace-style garden enclosed by wall with gated pathway leading to the entrance door.

### Rear Garden

South-West facing bisected garden, measuring 60ft (stms), providing an open aspect with large patio seating area and timber garden shed.

### Agents Note

Council Tax Band B





