



Dover Street
Norwich, NR2 3LG
Guide Price £325,000 - £350,000

claxtonbird
residential

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*** Guide Price £325,000 - £350,000 *** This charming period home offers a cosy sitting room with a wood burner, stripped wooden floors, and useful understairs storage. The spacious kitchen features a range of fitted units, space for appliances, and flows seamlessly into a bright and airy family/garden room with skylights and French doors opening to the private, non-bisected rear garden – perfect for entertaining. Upstairs are two generous double bedrooms, both with built-in storage, and a stylish modern bathroom with a shower over the bath. The property also benefits from gas central heating and double-glazed sash windows throughout. Ideally situated within walking distance of shops, cafes, schools, and transport links, this is a perfect home for first-time buyers, young professionals, or investors looking to be in the heart of the Golden Triangle.

Sitting Room 14'4 x 11'7 (4.37m x 3.53m)

Replacement double-glazed sash window to front aspect, wood burner, understairs storage cupboard, stripped wooden floor and radiator.

Kitchen 11'3 x 11'7 (3.43m x 3.53m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset single drainer stainless steel sink unit, free free-standing gas cooker, space for American-style fridge freezer and plumbing for washing machine. Open to:

Family Room / Garden Room 14'3 max x 11'7 (4.34m max x 3.53m)

Bright and spacious family room with three aluminium skylights, wooden floor, radiator and windows and French doors opening out to the garden.

First Floor Landing

Bedroom 11'7 x 11'4 (3.53m x 3.45m)

Replacement double glazed sash window to front aspect, decorative cast iron fireplace, built-in cupboard and radiator.

Bedroom 11'4 x 9'2 (3.45m x 2.79m)

Replacement double glazed sash window to rear aspect, built-in cupboard and radiator.

Bathroom

Modern white suite comprising bath with mixer tap and shower over, pedestal wash hand basin, WC, built-in cupboard housing the gas central heating boiler, chrome towel rail, radiator and upvc double glazed window to rear aspect.

Front Garden

Traditional terrace-style garden with pathway leading to the entrance door.

Rear Garden

Non-bisected part walled garden laid to paving with raised beds and borders.

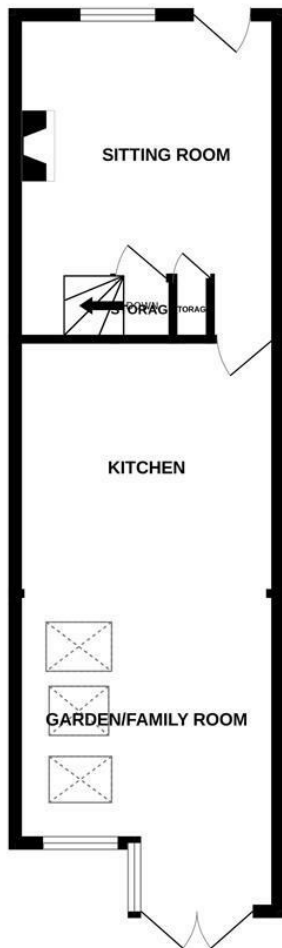
Agents Note

The recently installed sash windows are double glazed.

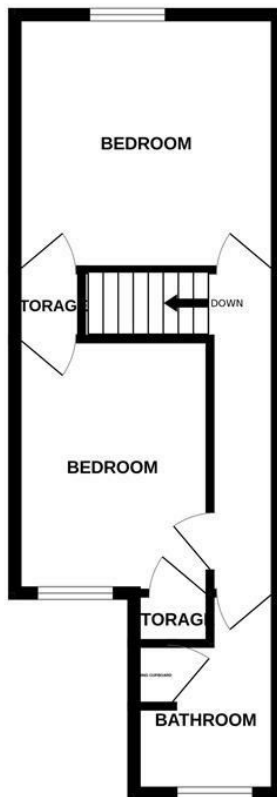
Council Tax Band B



GROUND FLOOR

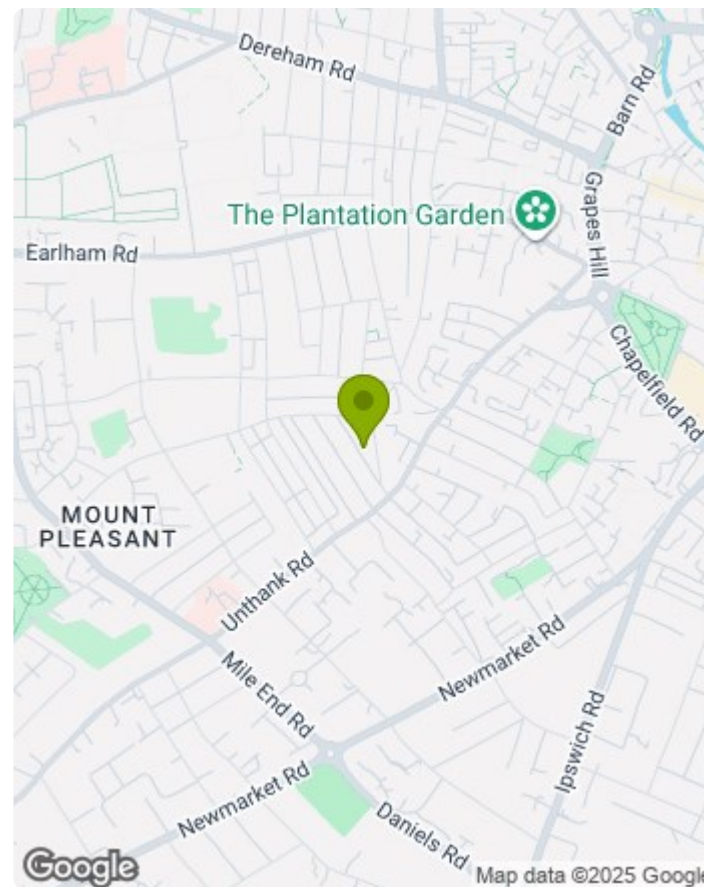


1ST FLOOR



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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) A			85
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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