



**Dover Street**  
**Norwich, NR2 3LQ**  
**Guide Price £300,000**

**claxtonbird**  
residential

## Dover Street, Norwich, NR2 3LQ

ClaxtonBird proudly presents an exceptional opportunity to acquire a beautifully maintained Victorian mid-terrace house, ideally situated in the prestigious Golden Triangle area of Norwich. This remarkable property boasts two generous reception rooms, providing an abundance of space for relaxation and entertaining. The modern fitted kitchen serves as a highlight, expertly designed to meet the demands of contemporary living, while the luxurious en suite shower room enhances the master bedroom, creating a private sanctuary. Step outside to discover the enchanting south-facing rear garden, a serene oasis perfect for enjoying the warmer weather. Additionally, this home features a well-appointed external office equipped with power, lighting, and heating, making it an ideal space for productivity in a comfortable environment. Located within walking distance of Norwich's vibrant City Centre, this property offers the perfect blend of peaceful living and urban convenience.

### Sitting Room 11'9 x 11'5 (3.58m x 3.48m)

Entrance door with two glass panels, double glazed window to front aspect with fitted shutters, bespoke fitted shelving and cupboards to recesses, wood effect floor and radiator.

### Inner Lobby

Stairs to first floor.

### Kitchen 11'8 x 11'4 (3.56m x 3.45m)

Fitted kitchen comprising a range of matching base and eye-level units with wood-effect work surfaces over, inset chef style single drainer sink with mixer tap, built in double electric oven with stainless steel gas hob and canopy extractor over, plumbing for dishwasher and large understairs cupboard.

### Utility Room 8'2 x 6'2 (2.49m x 1.88m)

Three upright cupboards with shelving, plumbing for washing machine, space for tumber dryer and double glazed window to side aspect.

### Rear Lobby

Double glazed door leading out to the garden and radiator.

### Bathroom

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

### First Floor Landing

Doors to both bedrooms.

### Bedroom 11'9 x 11'5 (3.58m x 3.48m)

Double glazed window to front aspect, built in wardrobe and radiator.

### Bedroom 11'8 x 11'4 (3.56m x 3.45m)

Double glazed window to rear aspect, range of built-in wardrobes and radiator. Door to:

### Shower Room

Modern suite comprising shower cubicle, wash hand basin set in vanity unit with mixer tap, built in WC, further fitted storage with mirror and lighting, cupboard housing the gas central heating boiler, and chrome towel rail.

### Rear Garden

South-West facing garden laid predominantly to paving with an artificial lawned area, home office / workshop, bin store and bike store.

### Home Office

Fully insulated with heating, power and light.

### Agents Note

Council Tax Band B

The loft is fully boarded.



GROUND FLOOR

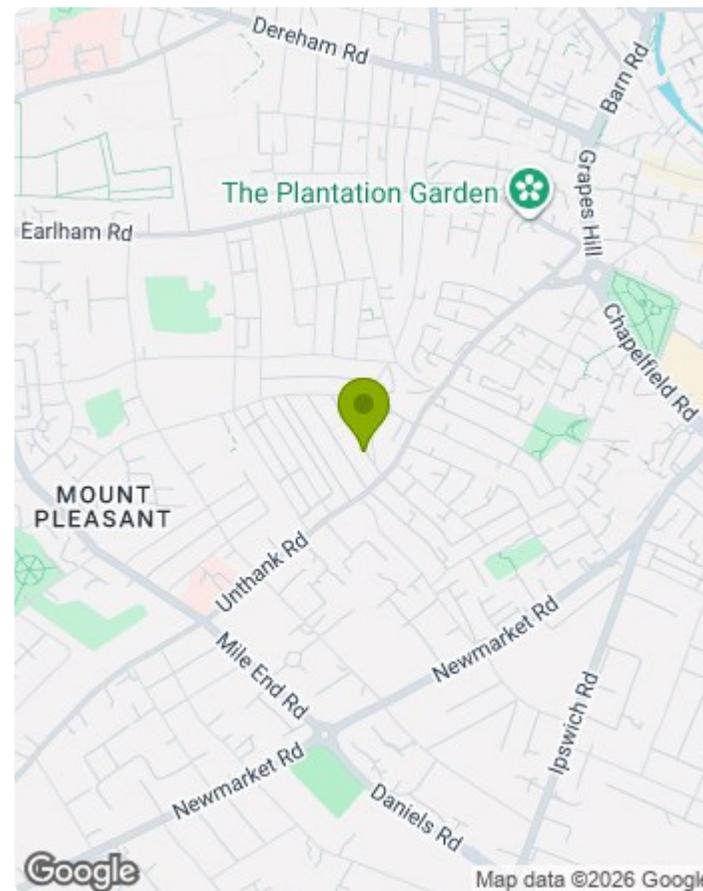


1ST FLOOR



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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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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- 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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