



**Havelock Road
Norwich, Norfolk NR2 3HG
Guide Price £500,000 - £525,000**

claxtonbird
residential

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*** Launch Event Saturday 21st February - Strictly By Appointment *** Guide Price £500,000 - £525,000 *** ClaxtonBird are pleased to present this stunning four-bedroom over the passage terrace house, located in the desirable Golden Triangle area of Norwich. This charming home has been thoughtfully remodelled by the current owners, with flexible accommodation situated over three storeys, blending modern living with convenience. The property boasts an extended open-plan kitchen/breakfast room that opens into a beautifully designed glass-roofed dining room, complemented by French doors leading to the generous non-bisected rear garden. Completing the ground floor accommodation is the welcoming sitting room, further reception room and a practical cloakroom. On the first floor, you will find two bedrooms, a versatile dressing room/bedroom three and an elegant modern large bathroom suite. Ascend to the second floor to discover the final bedroom, accompanied by a modern shower room off the landing.

Entrance Hall

Newly installed oak entrance door with stained glass fanlight above, stairs to first floor, understairs storage cupboard, cornicing, dado rail, tiled floor and Victorian-style radiator.

Cloakroom

WC, wash hand basin, tiled floor and extractor fan.

Sitting Room 13'10" max into recess x 15'8" max into bay (4.22 max into recess x 4.78 max into bay)

Double glazed sash bay window to front aspect, feature open fireplace with tiled inset and marble surround, bespoke fitted storage cupboards and shelving to recesses, picture rail, cornice, stripped wooden floor and radiator.

Reception Room 12'6" max into recess x 16'4" max (3.83 max into recess x 5.00 max)

Feature cast iron fireplace with tiled inset and hearth, picture rail, stripped wooden floor, radiator, stained glass windows and French doors.

Kitchen / Breakfast Room 19'10" x 9'8" (6.06 x 2.97)

Fitted kitchen comprising wall and base units with solid wood work surface over, butler sink with mixer tap, fitted gas Range cooker with canopy extractor over, built-in appliances including dishwasher and wine fridge, space for fridge freezer, tiled splashbacks, herringbone style bamboo wooden floor and double glazed window to rear aspect. Opening to:

Dining Room 8'2" x 14'0" (2.49 x 4.28)

Feature pitched glass roof, herringbone style bamboo wooden floor, vertical radiator and French doors opening out to the garden.

First Floor Landing

Dado rail, stairs to second floor and doors to all first-floor rooms.

Bedroom 15'5" max into recess x 12'6" (4.71 max into recess x 3.83)

Double glazed sash window to front aspect, stripped wooden floor and radiator. Doorway to:

Dressing Room / Bedroom 12'4" x 6'2" (3.78 x 1.88)

Double glazed sash window to front aspect, wooden floor, radiator and door to landing.

Bedroom 12'6" max to recess x 12'1" (3.83 max to recess x 3.69)

Sash window to rear aspect, stripped wooden floor and radiator.

Bathroom 9'1" max x 13'6" (2.78 max x 4.13)

Suite comprising free-standing bath with mixer tap and shower attachment, walk-in double shower cubicle with inset mixer shower, stone wash hand basin set on vanity unit with mixer tap, high-level WC, plumbing for washing machine, part tiled walls, tiled floor, radiator, chrome towel rail radiator, and windows to side and rear aspect.

Second Floor Landing

Velux window to rear aspect and wood-effect floor.

Bedroom 16'6" max x 14'3" max (5.04 max x 4.36 max)

Velux window to front aspect, upvc double glazed window to rear aspect, eaves storage, wood-effect floor and radiator.

Shower Room

Suite comprising corner shower cubicle with inset shower, low-level WC, pedestal wash hand basin, part-tiled walls, tiled floor, eaves storage, towel rail radiator and Velux window to front aspect.

Rear Garden

Non-bisected garden enclosed by original wall and fencing, laid predominantly to lawn with patio area, variety of flower, shrub and tree borders, pathway to timber storage shed and gated access to passageway (shared with one neighbour).

Front Garden

Enclosed by wall and railing with shrub borders, tree insets and tiled pathway leading to the entrance door.

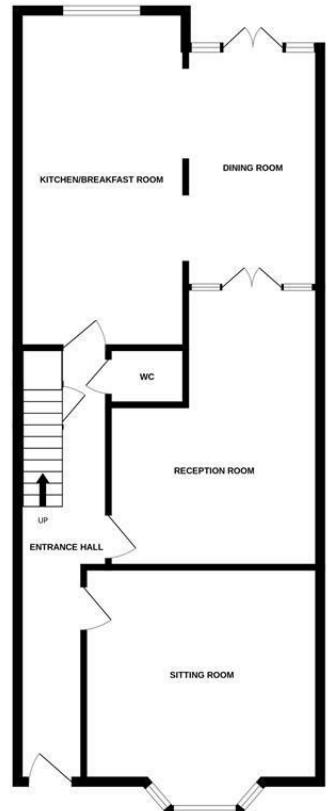
Agents Note

Council Tax Band C

The timber shed in the rear garden has its own consumer unit providing power and light.



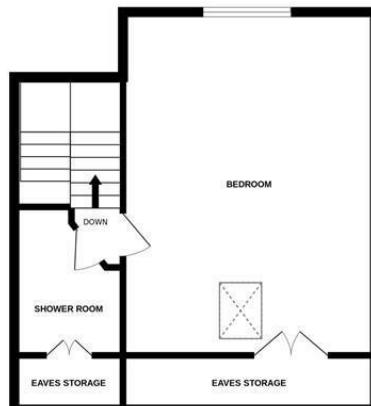
GROUND FLOOR



1ST FLOOR

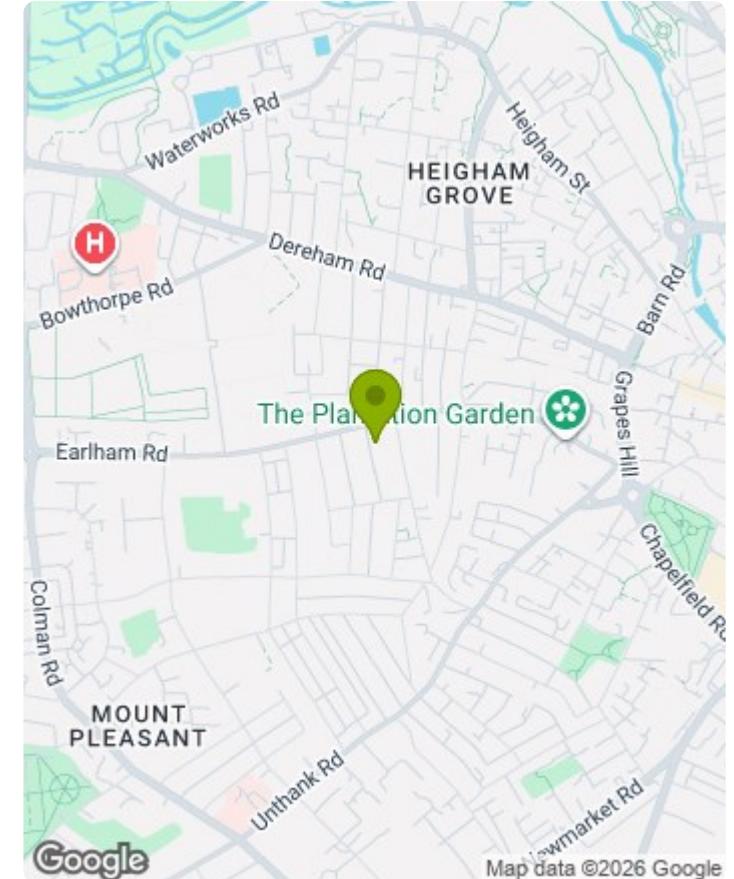


2ND FLOOR



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		76
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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