

Wingfield Road
Norwich, NR3 3HF

Offers in the Region of £350,000

claxtonbird
residential

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*** Launch Event Saturday 14th November - Strictly By Appointment Only *** ClaxtonBird are pleased to present this charming end-terraced house, located in a desirable North City location, with convenient access to local amenities and the City Centre of Norwich. As you enter the property, you are welcomed into a bright and airy entrance hall featuring decorative mouldings and a stunning engineered oak floor that extends throughout the ground floor. At the heart of the home, you will find a recently fitted contemporary kitchen, fully equipped with built-in appliances and seamlessly connected to the reception area. Completing the ground floor is a practical cloakroom/utility room and a cosy sitting room. On the first floor, you will find three well-proportioned bedrooms off the landing, one of which includes access to a recently fitted en-suite bathroom. The separate family bathroom provides ample facilities to meet the needs of the household. Step outside to discover a generous south-facing rear garden, which features a delightful decked terrace area perfect for enjoying during the warmer months.







Entrance Hall 18'1 x 5'4 (5.51m x 1.63m)

Composite entrance door, coving, ceiling rose, stairs leading to first floor, understairs storage cupboard and drawers, engineered oak wooden floor and radiator.

Kitchen / Dining Room 18'2 max x 12'10 max (5.54m max x 3.91m max)

Recently fitted contemporary kitchen comprising a range of base and eye-level units with quartz work surfaces, one-and-a-half-bowl sink unit with mixer tap, built-in electric oven with hob and extractor hood over, built-in fridge freezer, island unit with a built-in dishwasher and pull-out bin store, engineered oak wooden floor, contemporary upright radiator, double glazed window and newly fitted double glazed door leading out to the garden.

Sitting Room 13'10 x 12'4 (4.22m x 3.76m)

Double glazed window to front aspect, engineered oak wooden floor and radiator.

Cloakroom / Utility

WC, wash hand basin, plumbing for washing machine, built-in cupboard housing the gas central heating boiler and double glazed window to side aspect.

First Floor Landing

Loft access.

Bedroom 13'8 x 10'9 (4.17m x 3.28m)

Double glazed windows to front and side aspect, stripped wooden floor and radiator.

Bedroom 8'1 x 6'8 (2.46m x 2.03m)

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

Bedroom 13'1 x 11'1 (3.99m x 3.38m)

Double glazed window to rear aspect, built-in double wardrobe, stripped wooden floor and radiator. Door to:

En Suite

Recently fitted suite comprising walk-in shower cubicle with rainfall shower over, wash hand basin set in vanity unit with mixer tap, built-in WC, upright towel rail radiator and double glazed window to side aspect.

Bathroom 9'3 x 6'7 (2.82m x 2.01m)

White suite comprising bath with mixer tap and electric shower over, wash hand basin set in vanity unit with mixer tap, WC, built-in airing cupboard and double glazed window to rear aspect.

Front Garden

Walled garden laid predominantly to shingle with hedge border and tiled pathway leading to the entrance door.

Rear Garden

South-facing rear garden laid predominantly to shingle with decked seating area, raised borders, timber shed and access gate to service lane.

Agents Note

Council Tax Band B

GROUND FLOOR

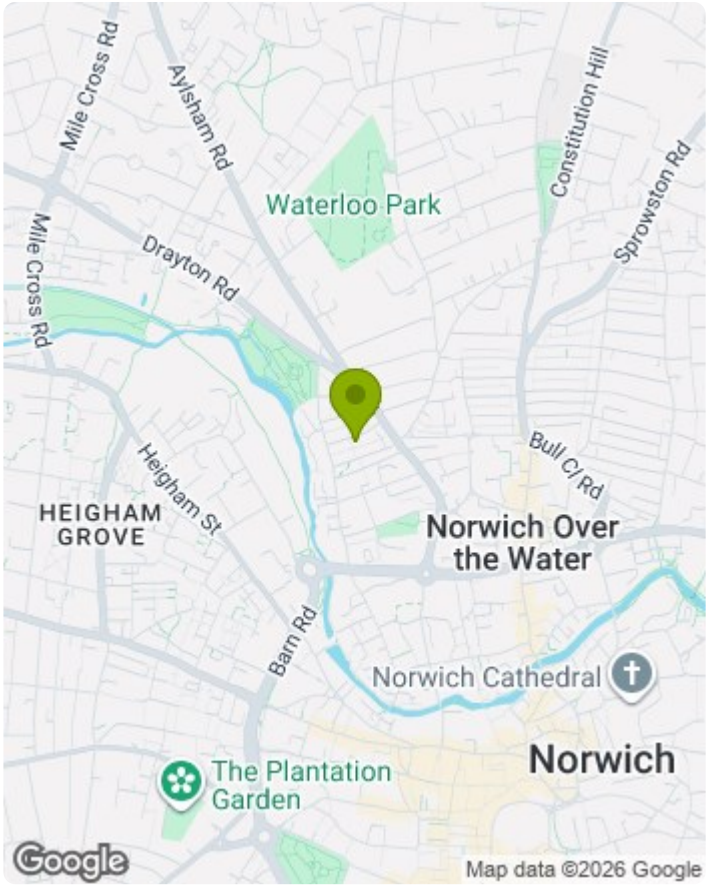


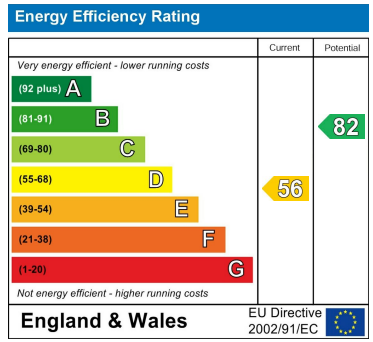
1ST FLOOR



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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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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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