

Grange Road

Norwich, Norfolk NR2 3NH

Guide Price £475,000 - £500,000

claxtonbird
residential

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*** Guide Price £475,000 - £500,000 *** ClaxtonBird are pleased to offer this three-storey Victorian over-passage terrace house situated on a quiet, tree-lined residential street just off Christchurch Road, within Norwich's popular Golden Triangle. The accommodation is arranged over three floors and provides four bedrooms, three bathrooms and well-proportioned living space. On the ground floor, the property has an open-plan reception room with space for both seating and dining. A kitchen/breakfast room, providing a practical everyday living space with room for a dining table. A ground-floor cloakroom completes this level. The first floor provides three double bedrooms. The principal bedroom has the benefit of an en-suite bathroom, while the remaining two bedrooms are served by a separate family bathroom. The converted attic provides a fourth bedroom and an additional en-suite shower room. The location is a key feature, with the property positioned close to Christchurch Road and within easy reach of the shops, cafés and other amenities on Unthank Road. There are also a number of local schools and parks nearby.

Entrance Hall
Glazed entrance door, stairs to first floor, two understairs storage cupboards, stripped wooden floor and radiator.

Sitting Room 13'11" max into bay x 12'0" (4.26 max into bay x 3.66)
Secondary glazed sash window to front aspect, cornice and radiator. Open to:

Dining Room 11'7" x 9'10" (3.54 x 3.02)
Double glazed wooden French doors leading out to the garden, and radiator.

Kitchen/Breakfast Room 12'10" x 9'8" (3.92 x 2.96)
Fitted kitchen comprising base units with solid block wood work surface over, one and a half bowl sink drainer with mixer tap and Brita filtered water tap, built-in oven with hob and extractor fan over, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, shelving, understairs pantry cupboard and two double glazed windows to side aspect.

Lobby
Door leading out to the garden.

Cloakroom
Low-level WC, wash hand basin with mixer tap, part-tiled splashbacks, shelving, wall-mounted central heating boiler and double glazed window to side aspect.

First Floor Landing
Stairs to second floor, loft access and airing cupboard.

Bedroom 13'7" x 12'0" (4.16 x 3.68)
Two sash windows to front aspect, built-in storage cupboard, picture rail and radiator. Door to:

En Suite Shower Room 8'2" x 5'5" (2.49 x 1.66)
Suite comprising shower cubicle with inset shower, wash hand basin set in vanity unit, low-level WC, part-tiled walls, towel rail radiator and sash window to front aspect.

Bedroom Two 12'3" x 11'1" (3.74 x 3.39)
Sash window to rear aspect, picture rail, understairs storage cupboard and radiator.

Bedroom Three 9'5" x 8'8" (2.89 x 2.65)
Double glazed window to rear aspect and radiator.

Bathroom 6'1" x 8'0" (1.86 x 2.44)
Three-piece suite comprising bath with mixer tap and shower over, low-level WC, wash hand basin, spotlights, part-tiled walls, radiator and double glazed window to side aspect.

Second Floor Landing
Velux window to rear aspect.

Bedroom 18'6" max x 18'11" restricted head height (5.66 max x 5.79 restricted head height)
Velux windows to front and rear aspects, built-in desk and wooden floor with underfloor heating.

Shower Room
Suite comprising shower cubicle with electric power inset shower, wash hand basin set in vanity unit, low level WC, part-tiled walls, tiled floor, towel rail radiator and Velux window to rear aspect.

Front Garden
Traditional terrace-style garden with a variety of shrub borders and pathway leading to the entrance door.

Rear Garden
Non-bisected rear garden with patio and decked seating areas, a wide variety of flower and shrub borders, outside tap, greenhouse, pond and gated access to passageway.

Agents Note
Council Tax Band C

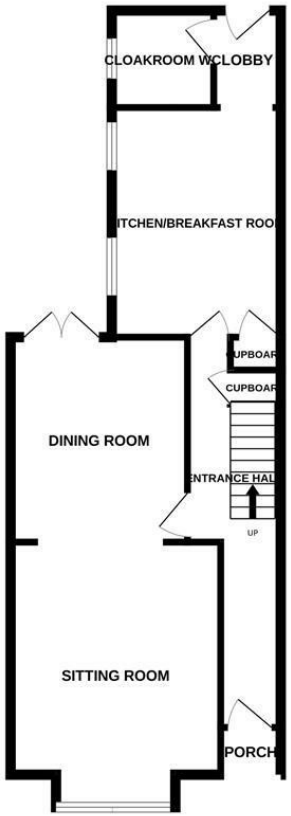
Please note that the attic bedroom is irregularly shaped with restricted head height.







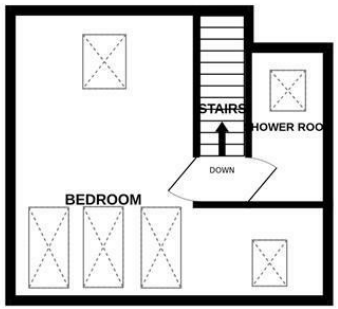
GROUND FLOOR



1ST FLOOR

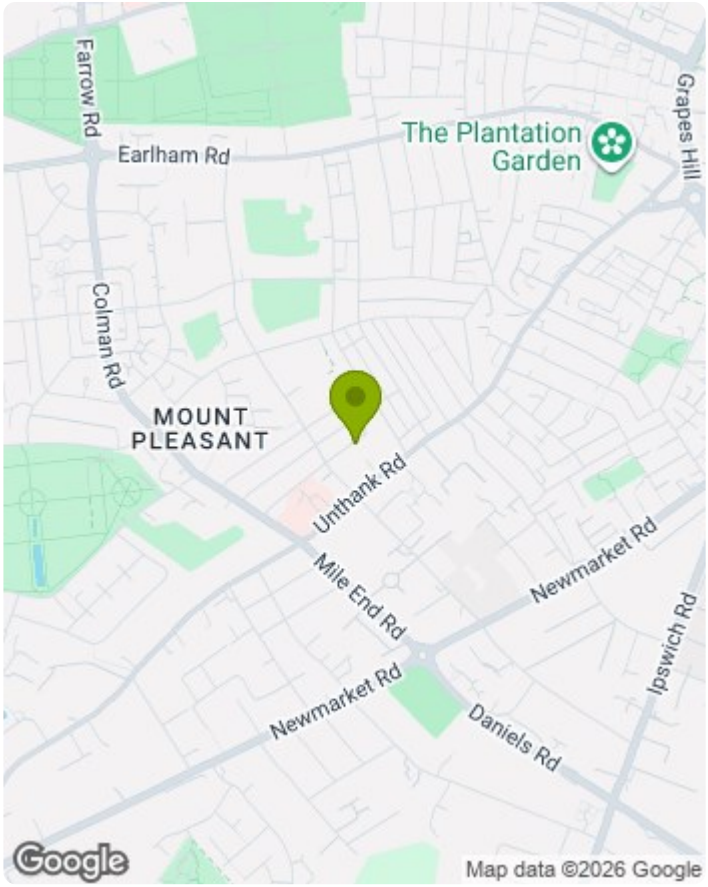


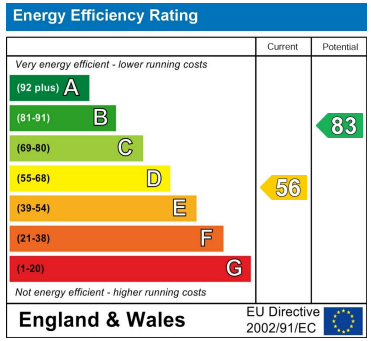
2ND FLOOR



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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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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.
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