



Havelock Road  
Norwich, Norfolk NR2 3HQ  
**Offers in the region of £550,000**

claxtonbird  
residential



## Havelock Road, Norwich, Norfolk NR2 3HQ

\*\*\* Launch Event Saturday 31st January - Strictly By Appointment Only \*\*\* Positioned in the highly sought-after Golden Triangle area of Norwich, this charming grey brick Victorian terrace house offers modern living in a desirable location. The current owners have undertaken thoughtful renovations, including a rear extension that has transformed the ground floor into a stunning open-plan kitchen/reception room. This contemporary space is complemented by a utility room and a convenient cloakroom, making daily life practical. The first floor features a newly fitted bathroom and incorporates a recently added shower room, to accompany the three well-proportioned bedrooms. To the rear of the property, there is a west-facing garden which serves as a tranquil retreat from the hustle and bustle of city life. This well-presented home is not only a testament to modern design but also retains the charm of its Victorian roots, and is an ideal choice for those looking to immerse themselves in a vibrant community.

### Entrance Hall

Entrance door, replacement oak staircase to first floor, understairs storage area, stripped wooden floor and radiator.

### Sitting Room 12'6 x 12'1 (3.81m x 3.68m )

Single glazed window to front aspect, feature cast iron fireplace, cornicing, ceiling rose, stripped wooden floor and feature radiator.

### Family Room 10'4 x 12'1 (3.15m x 3.68m )

Stripped wooden floor, feature radiator and double doors to entrance hall. Open to:

### Kitchen / Breakfast Room 18'4 max x 14'10 (5.59m max x 4.52m)

Fitted kitchen comprising wall and base units with timber block work surface over, inset ceramic single drainer sink unit with mixer tap, space for range-style cooker with canopy extractor over, built in dishwasher, space for American-style fridge freezer, breakfast bar, tiled floor with underfloor heating and bi-folding doors opening out to the garden.

### Utility Room

Wall units, upright larder cupboard, plumbing for washing machine, space for tumble dryer and tiled floor with underfloor heating.

### Cloakroom

WC, wash hand basin, tiled floor with underfloor heating, and double glazed window to rear aspect.

### First Floor Landing

### Bedroom 13'2 x 12'1 (4.01m x 3.68m)

Two single glazed windows to front aspect, stripped wooden floor and two radiators.

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

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

### Bedroom 9'1 x 6'5 (2.77m x 1.96m)

Double glazed window to rear aspect and radiator.

### Bathroom

Newly fitted white suite comprising free-standing bath with mixer tap, wash hand basin set in vanity unit with mixer tap, WC, stripped wooden floor, chrome towel rail, double glazed window to front aspect.

### Shower Room

Suite comprising large shower cubicle with rainfall head over, wash hand basin, WC, contemporary upright towel rail and double glazed window.

### Front Garden

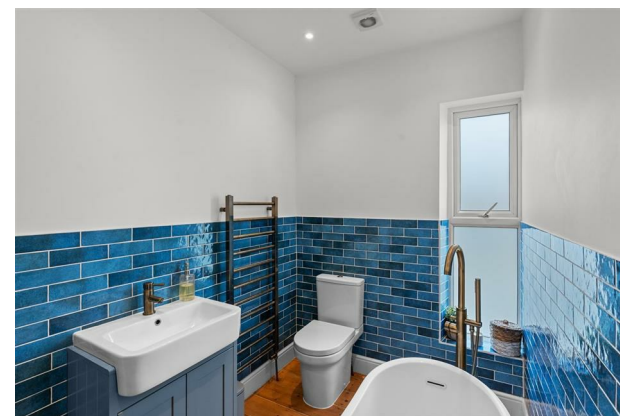
With dropped kerb and paved area which could be utilised as off-road parking for one small vehicle.

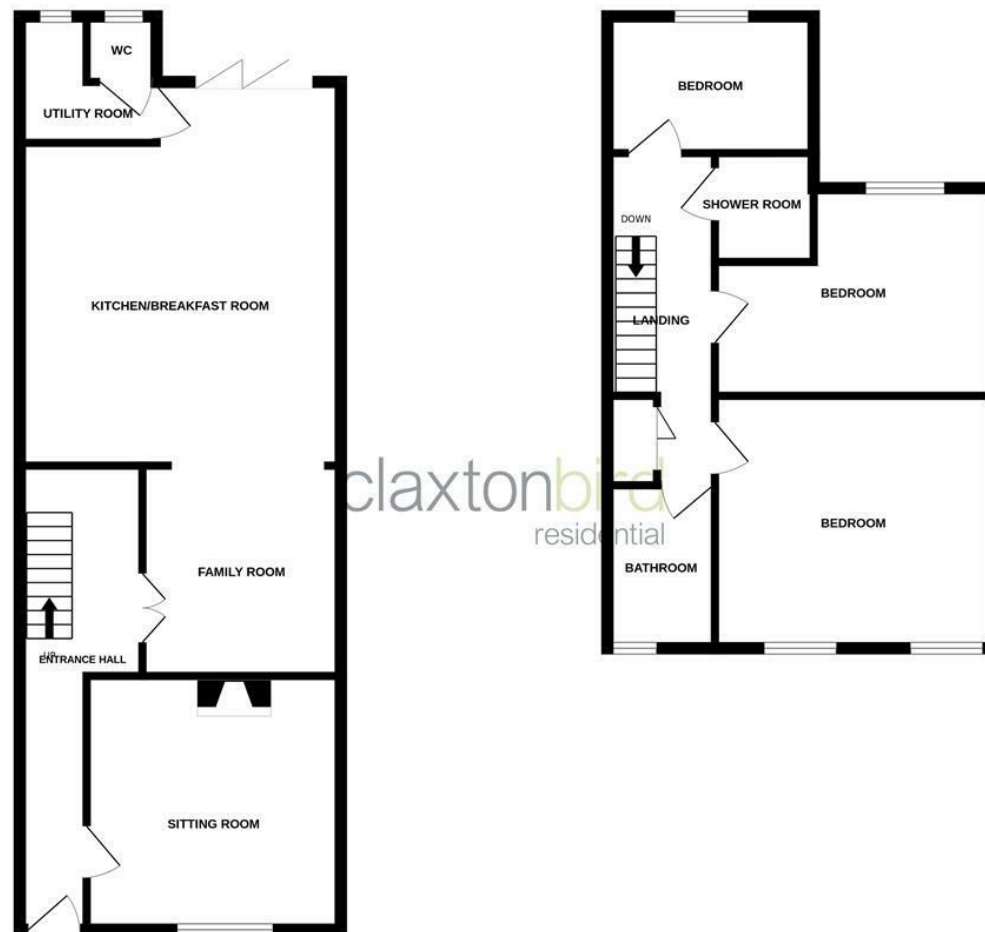
### Rear Garden

Fully enclosed Westerly facing garden with large patio offering an outdoor seating area, lawned area and large timber shed.

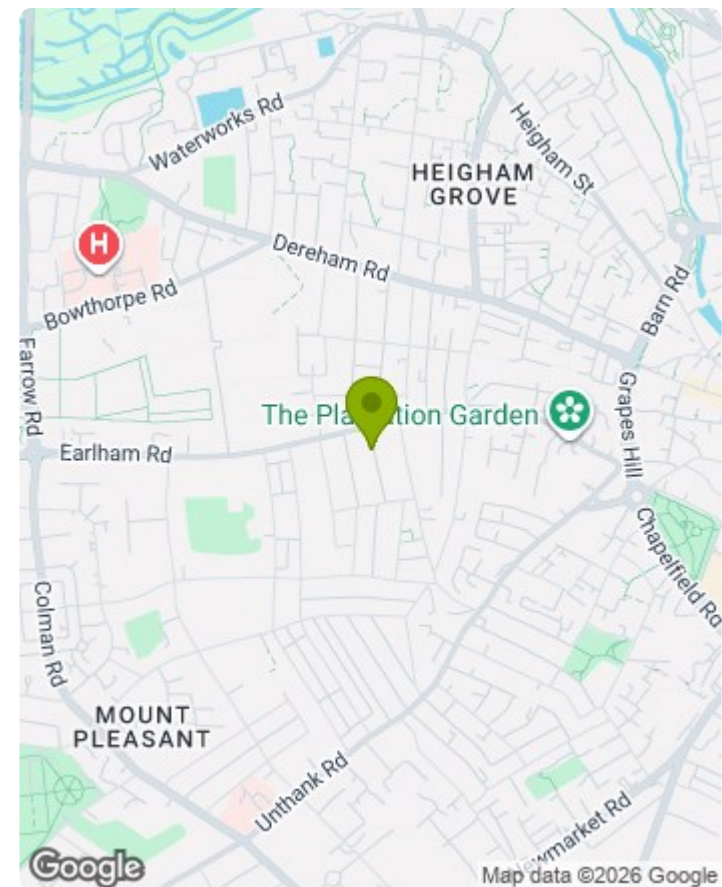
### Agents Note

Council Tax Band B





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

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