



**Meadow Rise Road
Norwich, NR2 3QE**

Offers in excess of £550,000

claxtonbird
residential

Meadow Rise Road, Norwich, NR2 3QE

Nestled in the desirable Golden Triangle area of Norwich, this charming three / four-bedroom detached chalet on Meadow Rise Road presents an exceptional opportunity for those seeking versatile accommodation. The property has been well-maintained and offers accommodation which is in excellent order throughout. The heart of the home features an inviting open-plan living space, complete with a modern shaker-style kitchen that flows effortlessly into a family living area. Additionally, the property boasts a separate sitting room/snug, a conveniently located ground-floor bedroom, and two well-appointed shower rooms. Outside, you will discover delightful gardens, off-road parking and a garage. Offered for sale with no onward chain.

Entrance Hall

Double glazed entrance door, stairs to first floor, engineered oak wooden floor and radiator.

Snug / Sitting Room 10'4" x 12'6" max (3.16 x 3.82 max)

Upvc double glazed window to rear aspect, engineered oak wooden floor and radiator.

Bedroom 10'2" x 9'8" (3.11 x 2.95)

Upvc double glazed window to side aspect, engineered oak wooden floor and radiator.

Shower Room 10'3" x 5'4" (3.13 x 1.64)

Three piece suite comprising large double shower cubicle with inset mixer shower, wash hand basin set in vanity unit, low level WC, part tiled walls, tiled effect floor, extractor fan, fitted cupboard housing the gas central heating boiler, chrome towel rail radiator and upvc double glazed window to side aspect.

Open Plan Kitchen / Family Living Area 11'3" max x 27'11" (3.45 max x 8.53)

Family Living Area

Upvc double glazed window to side aspect, upvc double glazed sliding doors opening out to the front garden, engineered oak wooden floor and two radiators. Opening to:

Kitchen

Shaker style wall and base units with solid wood work surface over, built in oven with gas hob and canopy extractor over, integrated washing machine and dishwasher, built in fridge freezer, spotlights, oak engineered wooden floor, radiator and upvc double glazed window and door leading out to the rear of the property.

First Floor Landing

Doors to all first floor rooms.

Bedroom 9'7" max x 16'0" part restricted head height (2.93 max x 4.89 part restricted head height)

Upvc double glazed windows to side and rear aspect, and vertical radiator.

Bedroom 9'9" max x 16'0" max part restricted head height (2.98 max x 4.88 max part restricted head height)

Upvc double glazed windows to side and rear aspect, fitted wardrobes and vertical radiator.

Bedroom 9'6" x 8'2" (2.90 x 2.49)

Upvc double glazed window to side aspect and vertical radiator.

Shower Room 5'8" x 5'4" (1.73 x 1.63)

Three-piece suite comprising corner shower cubicle with inset mixer shower, low level WC, pedestal wash hand basin with mixer tap and tiled splashback, panelled walls, tiled effect floor, extractor fan, towel rail radiator and upvc double glazed window to side aspect.

Front Garden

Lawned garden enclosed by wall and fencing with mature hedging, a variety of flowers, shrubs and tree borders, decked area providing an outdoor seating area and gated pathway.

Rear Garden

Mainly laid to shingle with brick-built store, access gate to garage and off-road parking and pathway to entrance door located at the side of the property.

Garage

Electric roller door and personal door to garden.

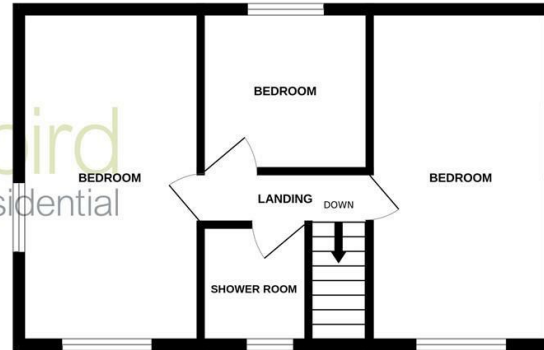
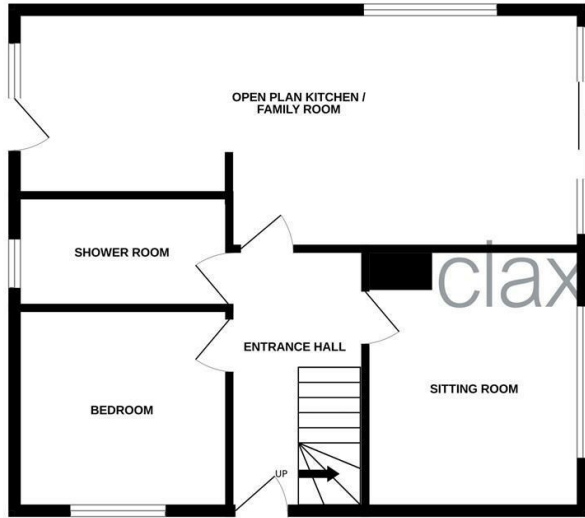
Agents Note

Council Tax Band C

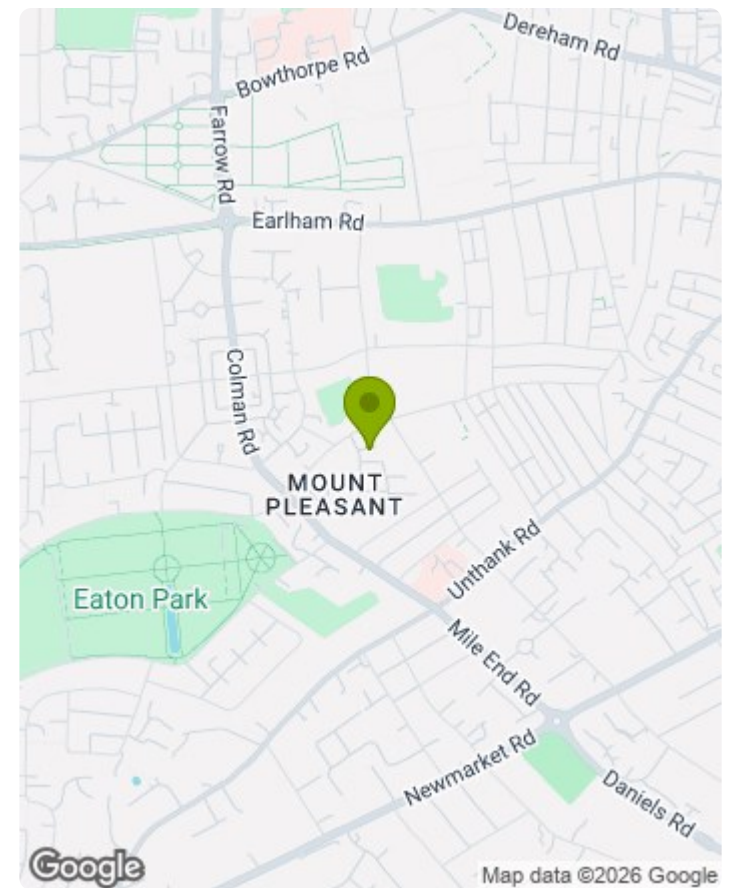


GROUND FLOOR

1ST 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			83
(81-91) B			
(69-80) C			
(55-68) D		72	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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