



**Connaught Road
Norwich, NR2 3BP**

Guide Price £290,000 - £300,000

claxtonbird
residential

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*** Guide Price £290,000 - £300,000 *** ClaxtonBird are delighted to offer this charming over the passage mid-terrace house situated on a popular tree-lined street within the Golden Triangle area of Norwich. Internally, the property offers beautifully presented accommodation throughout, boasting two spacious bedrooms and an en-suite bathroom. Positioned at the heart of the home is the modern extended open-plan kitchen/ dining room, equipped with built-in appliances - designed with functionality and style in mind. Completing the ground floor accommodation is the shower room, adding to the practicality of the layout. Further enhancements include gas central heating and upvc double glazing throughout, ensuring warmth and energy efficiency all year round. The exterior of the house is equally impressive, featuring a larger-than-average rear garden, with a westerly-facing aspect providing plenty of sunlight throughout the day.

Sitting Room 11'2" x 10'8" max to recess (3.42 x 3.26 max to recess)

Glazed entrance door, upvc double glazed sash look window to front aspect, shelving to recess, wood effect floor, spotlights and radiator.

Lobby

Stairs to first floor.

Extended Kitchen / Dining Room 17'6" x 10'9" (5.34 x 3.29)

Modern fitted kitchen comprising wall and base units with work surfaces over, undermount sink with mixer tap, built-in oven with stainless steel gas hob and canopy extractor over, built-in dishwasher, built-in fridge freezer, tiled splashbacks, space for dining table, understairs storage cupboard, wood effect floor, spotlights, skylight window, and upvc double-glazed door leading out to the garden.

Shower Room 4'9" x 6'9" (1.46 x 2.06)

Suite comprising walk-in double shower cubicle with inset shower, low-level WC, wash hand basin with mixer tap, built-in washing machine, part-tiled walls, wood-effect floor, spotlights, extractor fan, chrome towel rail radiator, and upvc double glazed window to side aspect.

First Floor

Bedroom 13'9" x 11'1" (4.21 x 3.40)

Two upvc double glazed sash look windows to front aspect, cast iron fireplace, spotlights and radiator.

Bedroom 8'9" min 11'8" max x 13'8" (2.68 min 3.57 max x 4.19)

Upvc double glazed sash look window to rear aspect, spotlights and radiator. Door to:

En Suite Bathroom 7'10" x 8'11" (2.39 x 2.73)

Three piece suite comprising bath with mixer tap, wash hand basin set in vanity unit with mixer tap, part-tiled splashback, wood-effect floor, spotlights, cupboard housing the central heating boiler, and chrome towel rail radiator.

Front Garden

Walled garden laid to shingle with pathway leading to the entrance door.

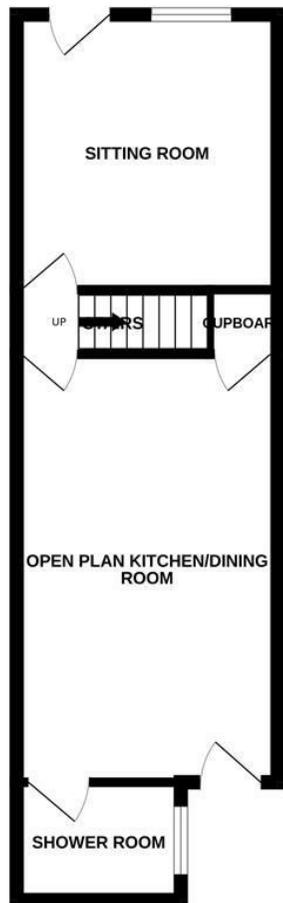
Rear Garden

Larger than average bisected rear garden enclosed by fencing and laid predominantly to lawn with shrub borders, inset tree and storage shed

Agents Note

Council Tax Band B

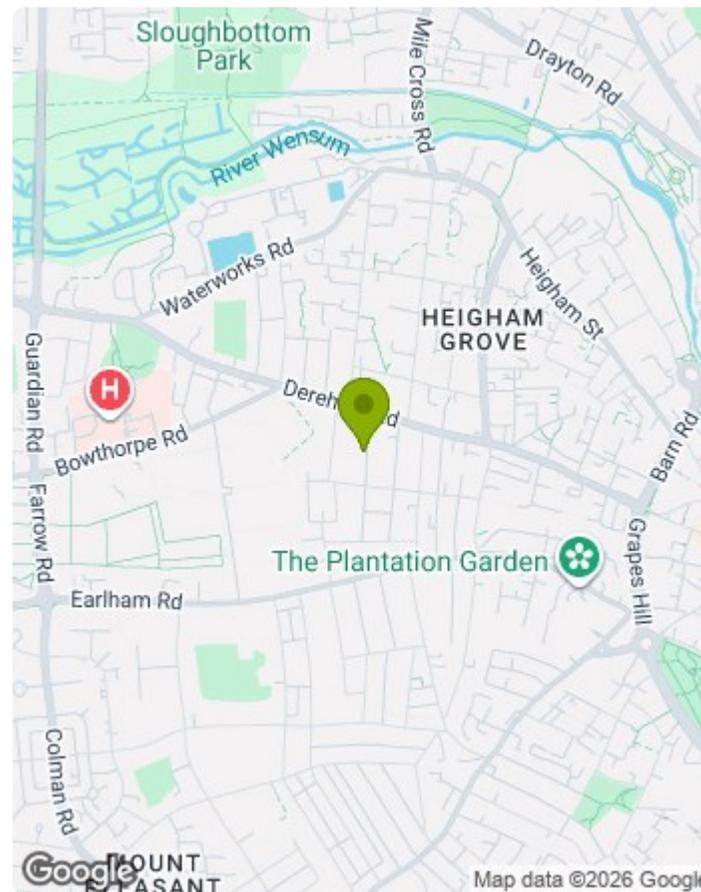




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(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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- 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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