



**Glebe Road**  
**Norwich, NR2 3JQ**  
**Guide Price £525,000 - £550,000**

**claxtonbird**  
residential



## Glebe Road, Norwich, NR2 3JQ

\*\*\* Guide Price £525,000 - £550,000 \*\*\* Nestled on the charming Glebe Road, this handsome bay-fronted mid-terrace house offers a delightful blend of character and modern living. Spanning three floors, the property features an inviting entrance hall that leads to an open-plan living space on the ground floor, comprising a comfortable sitting room, a spacious dining room, a modern kitchen, and a lovely garden room. Across the first and second floors, you will find four well-proportioned bedrooms, separate bathroom and separate shower room. One of the standout features of this property is the outstanding southerly west-facing garden, which is beautifully stocked with a variety of plants, trees, and shrubs, creating a tranquil outdoor retreat. Situated on a sought-after tree-lined street, this home is within close proximity to the vibrant Unthank Road parade of shops, as well as the bustling City Centre of Norwich. This location offers a perfect balance of peaceful residential living while still being just a stone's throw away from local amenities.

### Entrance Hall

Part-glazed entrance door, stairs to first floor, oak flooring and an upright contemporary radiator. Door to:

### Dining Room 11'10 x 12'1 (3.61m x 3.68m)

Double glazed window to rear aspect, bespoke fitted oak shelving, oak flooring, radiator, opening to kitchen and archway to sitting room.

### Sitting Room 11'10 x 11'0 + bay (3.61m x 3.35m + bay)

Double glazed bay window to front aspect, feature living flame gas fire, bespoke fitted oak shelving, oak flooring and two upright contemporary radiators.

### Kitchen 14'8 x 8'5 (4.47m x 2.57m)

Modern fitted kitchen comprising a range of matching base and eye level units with timber block work surfaces over, inset one and a half bowl ceramic sink unit with mixer tap, space for gas cooker with extractor over, undercounter space for washing machine, tumble dryer and fridge, large understairs storage cupboard, contemporary upright radiator and two double glazed windows to side aspect. Open to:

### Garden Room 8'5 x 7'0 (2.57m x 2.13m)

Wall mounted gas central heating boiler, contemporary upright radiator and French doors opening out into the garden.

### First Floor Landing

Doors to all first floor rooms and stairs to second floor.

### Bedroom 15'7 x 11'1 (4.75m x 3.38m)

Two double glazed windows to front aspect and contemporary radiator.

### Bedroom 12'2 x 10'1 (3.71m x 3.07m)

Double glazed window to rear aspect and upright contemporary radiator.

### Bedroom 10'9 max x 8'5 (3.28m max x 2.57m)

Double glazed window to rear aspect, fitted oak shelving and contemporary radiator.

### Bathroom

White suite comprising bath with mixer tap, pedestal wash hand basin, WC, heated towel rail and double glazed window to side aspect.

### Second Floor

#### Bedroom 17'3 max x 11'4 max (5.26m max x 3.45m max)

Velux window to front aspect, double glazed window to rear aspect, built-in double wardrobe with door to eaves storage, built-in cupboard, over-stairs storage cupboard, oak flooring and radiator.

### Shower Room

Suite comprising shower cubicle with electric shower over, wall mounted wash hand basin, WC, radiator and double glazed window to rear aspect.

### Front Garden

Traditional terrace style garden with various shrubs and pathway leading to the entrance door.

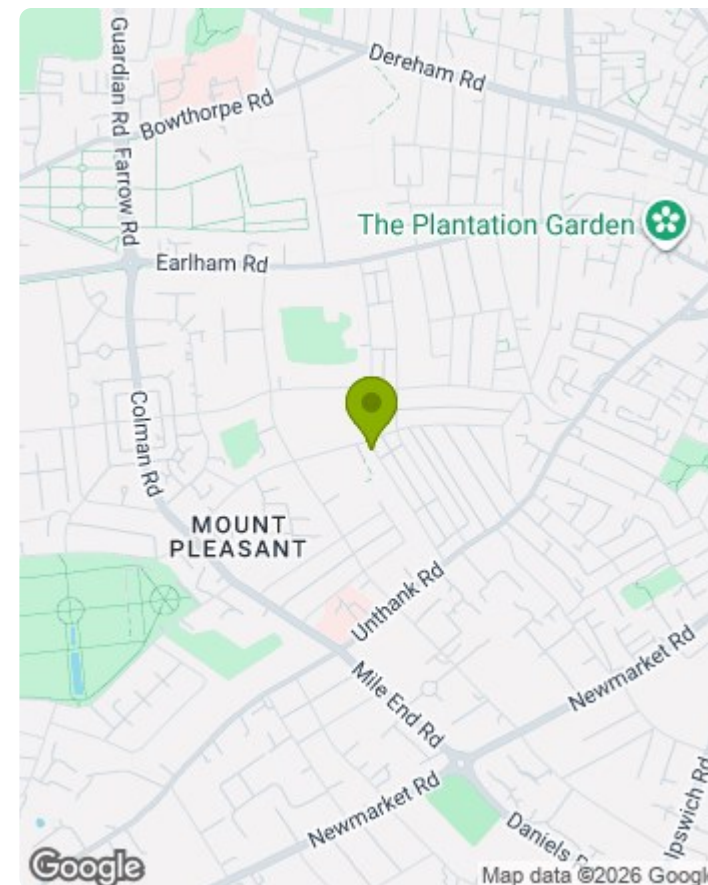
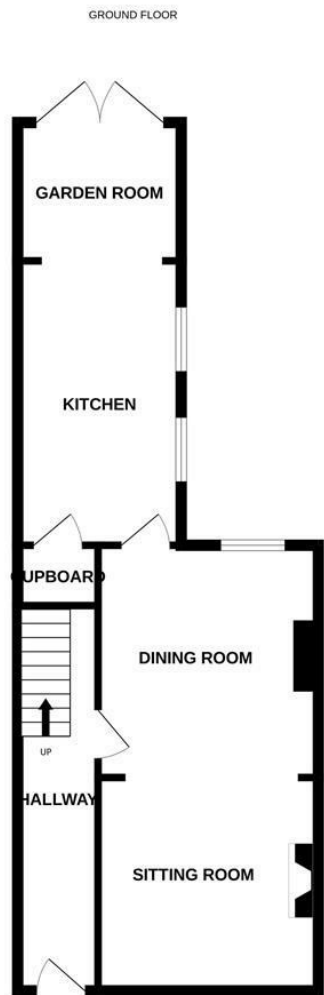
### Rear Garden

Outstanding South-West facing garden laid predominately to lawn with brick patio offering an ideal outdoor seating area, various trees, plants and shrubs, large timber shed and gated access to passageway.

### Agents Note

Council Tax Band C





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

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

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