



Cecil Road
Norwich, NR1 2QL
Guide Price £600,000 - £625,000

claxtonbird
residential

Cecil Road, Norwich, NR1 2QL

*** Guide Price £600,000 - £625,000 *** Nestled on Cecil Road, this recently fully renovated bungalow presents an exceptional opportunity for those seeking a modern and stylish home located in a desirable central location. With high-quality fixtures and elegant wooden flooring throughout, this property exudes sophistication and comfort. At the heart of the home lies a wonderful open-plan living area, offering a well-equipped modern kitchen seamlessly connecting to a delightful reception room, creating an inviting space for everyday use. The accommodation further boasts a separate sitting room with a stunning cast iron wooden burner, as well as three generously sized double bedrooms. Additionally, there is a separate family bathroom and a convenient shower room, catering to the needs of a busy household. The large driveway provides ample parking, a rare find in urban settings, while the beautifully landscaped rear garden offers a bespoke external home office. This property offers modern living in a prime location, with the vibrant city centre and local schools nearby, making it an ideal choice for families or professionals.

Entrance Hall

Part-glazed composite entrance door, wooden floor and two radiators.

Utility Area

Plumbing for washing machine and space for tumble dryer.

Sitting Room 14'10 x 11'9 (4.52m x 3.58m)

Double glazed window to front aspect, cast-iron wood burner with tiled hearth, wooden floor and radiator.

Open Plan Kitchen / Reception Room 20'8" x 17'10" (6.3m x 5.44m)

Fitted kitchen comprising a range of matching base and eye level units with work surfaces over, inset one and a half bowl sink unit with mixer tap, built in appliances including double oven, inset electric hob with extractor over, fridge freezer and dishwasher, wooden floor, two radiators, large skylight lantern, patio doors opening out to the garden.

Bedroom 15'2 x 11'2 (4.62m x 3.40m)

Double glazed window to front aspect, wooden floor and radiator.

Bedroom 11'0 x 9'7 (3.35m x 2.92m)

Double glazed window to side aspect, wooden floor and radiator.

Bedroom 15'4 x 8'1 (4.67m x 2.46m)

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

Bathroom

Modern white suite comprising bath with mixer tap, wash hand basin set in vanity unit, WC, contemporary upright radiator and double glazed window to side aspect.

Shower Room

Suite comprising a large walk-in shower cubicle with rainfall shower over, wall-mounted wash hand basin with mixer tap, WC, and contemporary towel rail radiator.

Front Garden

Laid predominantly to shingle providing off-road parking with large timber shed.

Rear Garden

Delightful space with a decked area stepping down onto mature lawned gardens with well-stocked plant and shrub borders leading to a shingled area with bespoke home office.

External Home Office

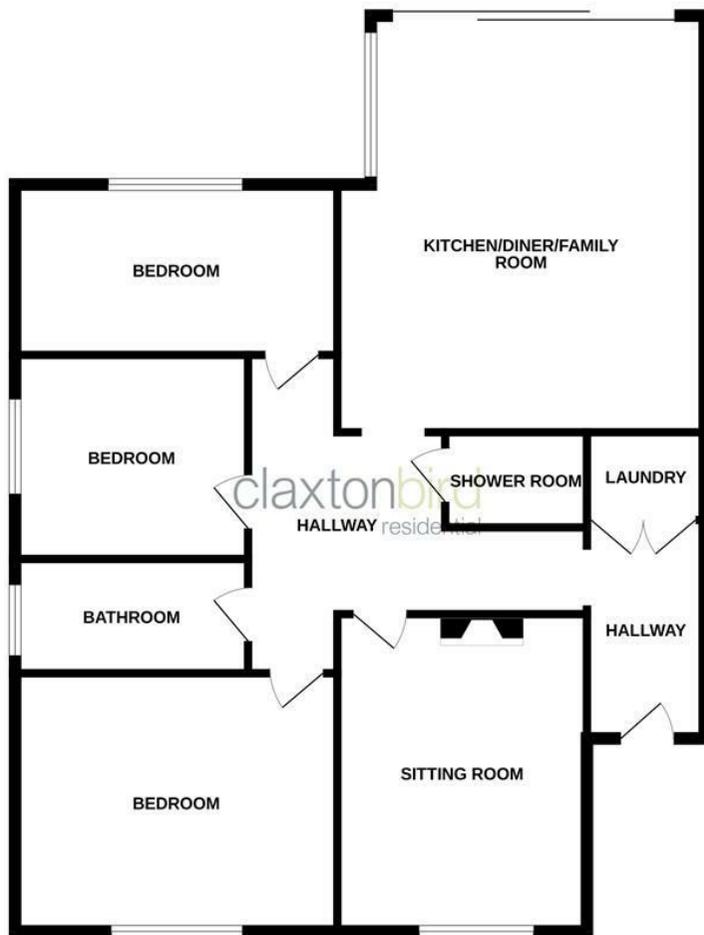
Heating, power, lighting and high-speed broadband.

Agents Note

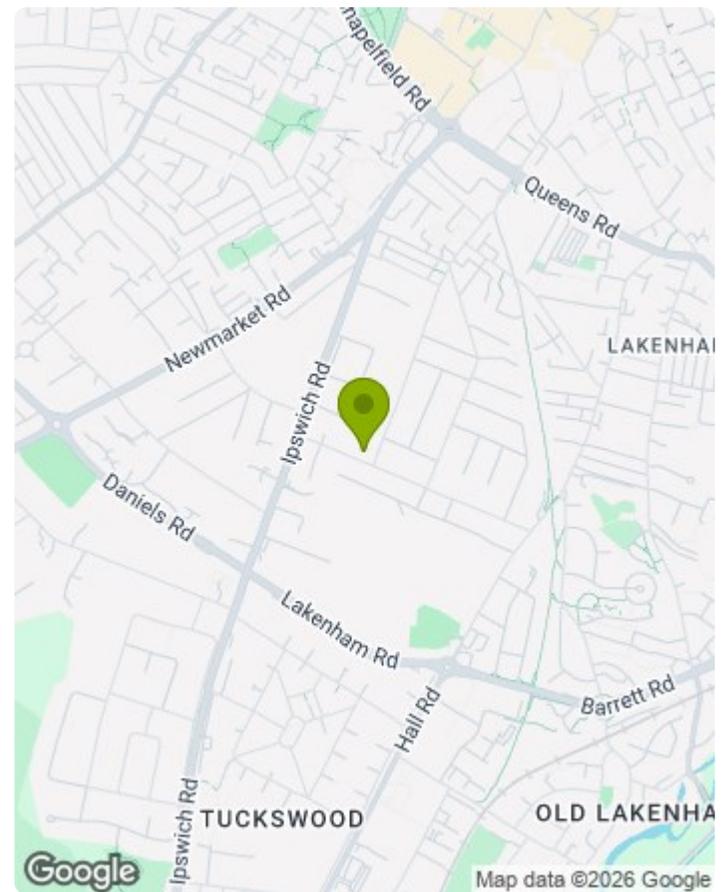
Council Tax Band C



GROUND 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.
Made with Metropix ©2025.



| 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 | | | |
| | | 72 | 78 |
| 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 | |

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

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

claxtonbird
residential

