



Newmarket Street
Norwich, Norfolk NR2 2DP
Guide Price £280,000 - £290,000

claxtonbird
residential

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*** Guide Price £280,000 - £290,000 *** This charming three-bedroom Victorian mid-terrace house is ideally situated at the heart of the desirable Golden Triangle area of Norwich, offering easy access to the City Centre. The property features an inviting grey brick façade, which sets the tone for the warm and welcoming interior. Upon entering, you will find two spacious reception rooms that provide ample space for both relaxation and entertaining. The larger-than-average modern fitted kitchen is a delightful space, showcasing elegant shaker-style cabinetry that combines functionality with style. Upstairs, there are two double bedrooms off landing, with one providing access to a smaller third bedroom. The property retains many characterful features, including stripped wooden doors and floors, which add a touch of warmth and charm to the home. A feature cast iron fireplace in the sitting room serves as a focal point, enhancing the Victorian character of the property. Outside, there is a non-bisected courtyard-style rear garden, offering space for relaxation and entertaining.

Sitting Room 11'11" x 10'11" (3.64 x 3.34)

Part obscure glazed front door with fan light above, upvc double glazed sash look window to the front aspect, cast iron fireplace with tiled hearth, picture rail, ceiling rose, stripped wooden floor and radiator.

Dining Room 11'10" max to recess x 9'2" (3.63 max to recess x 2.80)

Upvc double glazed sash look window to rear aspect, two understairs storage cupboards, picture rail, stripped wooden floor and radiator.

Kitchen 4.60 x 1.91 (1.22m.18.29m x 0.30m.27.74m)

Fitted kitchen comprising shaker-style wall and base units with wood-effect work surface over, stainless steel sink drainer with mixer tap, built-in stainless steel oven with gas hob and canopy extractor over, plumbing for washing machine and dishwasher, part tiled splashbacks, tiled floor, cupboard housing wall-mounted central heating boiler, upvc double glazed window to side aspect and upvc double glazed door leading out to the garden.

Bathroom 8'7" x 6'4" (2.64 x 1.95)

Three-piece suite comprising large panel bath with shower over, low-level WC, wash hand basin with mixer tap, part-tiled walls, stripped wooden floor, extractor fan, radiator and Velux window to rear aspect.

First Floor Landing

Bedroom 11'11" max to recess x 10'11" (3.63m max to recess x 3.33m)

Upvc double glazed sash look window to front aspect, over-stairs storage cupboard, picture rail, stripped wooden floor and radiator.

Bedroom 11'10" max to recess x 9'3" (3.63 max to recess x 2.82)

Upvc double glazed sash look window to rear aspect, picture rail, stripped wooden floor and radiator. Door to:

Bedroom 7'4" x 6'4" (2.26 x 1.95)

Upvc double glazed window to rear aspect.

Front Garden

Walled garden with low-maintenance herbaceous borders, covered bin and bike store, raised borders and gated Harlequin tiled pathway leading to the entrance door.

Rear Garden

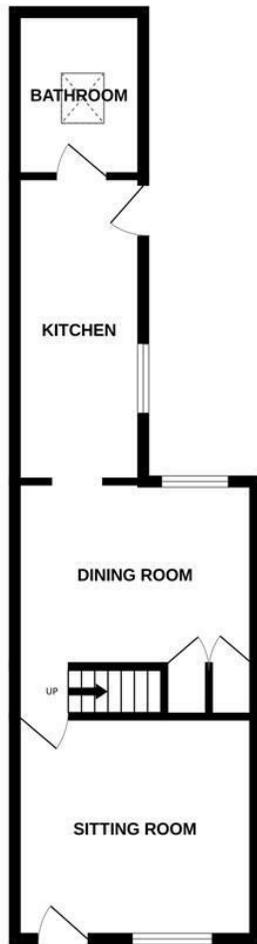
Non-bisected garden with shingled area to side, leading to block paving and gated access to passage way. The main section of the garden is enclosed by fencing and is mainly laid to shingle with low-maintenance herbaceous borders, including fruit trees, offering a good degree of privacy.

Agents Note

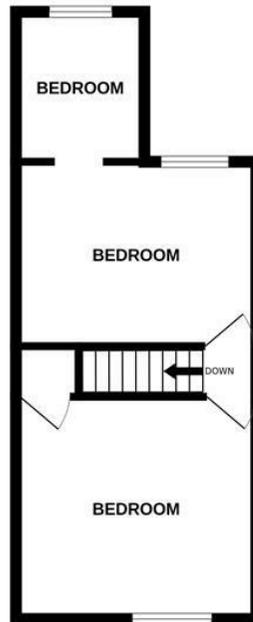
The boiler was installed in October 2024.

Council Tax Band B

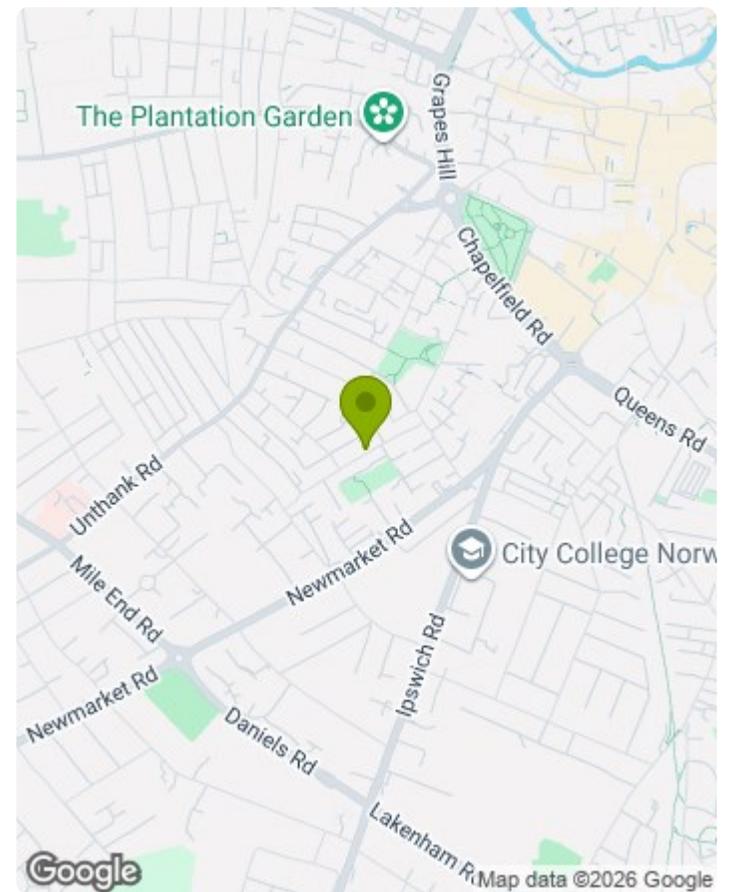




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	79
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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