



**Havelock Road**  
**Norwich, Norfolk NR2 3HG**  
**Offers in the region of £475,000**

**claxtonbird**  
residential

## Havelock Road, Norwich, Norfolk NR2 3HG

\*\*\* Launch Event Saturday 28th March - Strictly By Appointment Only \*\*\* Located in the desirable Golden Triangle area of Norwich, this charming hall entrance terrace house offers well-appointed accommodation within walking distance of a variety of local amenities and the vibrant city centre. The accommodation welcomes you into an inviting open-plan reception room, featuring stripped wooden floors that add warmth and elegance to the space. The heart of the home is undoubtedly the extended kitchen/breakfast room, which is well-equipped with built-in appliances and boasts a stunning island unit. The bi-folding doors effortlessly connect this space to the garden, creating an ideal setting for entertaining. On the two upper storeys, there are three well-proportioned bedrooms, including a wonderful loft-converted bedroom with an en-suite, providing a private retreat. Early viewing is highly recommended to avoid any disappointment.

### Entrance Hall

Part-glazed entrance door, stairs to first floor, stripped wooden floor and radiator.

### Open Plan Sitting Room / Dining Room

Double-glazed window to front aspect, built-in understairs storage cupboard, stripped wooden floor and two radiators. Opening to:

### Kitchen / Breakfast Room 17'8 x 13'10 (5.38m x 4.22m)

An extended space featuring a fitted kitchen comprising a range of matching wall and base units with work surfaces over, feature central island, inset one and a half bowl sink unit with Quooker tap, built in double oven and electric hob with extractor over, built in washing machine and dishwasher, tiled floor, radiator, two Velux skylights and stunning bi-folding doors opening out to the garden.

### First Floor Landing

Stairs to second floor.

### Bedroom 14'0 x 12'0 (4.27m x 3.66m)

Two double glazed windows to front aspect and radiator.

### Bedroom 10'6 x 8'4 (3.20m x 2.54m)

Newly fitted double glazed window to rear aspect and radiator.

### Shower Room

Suite comprising corner shower cubicle, wash hand basin set in vanity unit with mixer tap, WC, part tiled walls, towel rail and Velux window.

### Second Floor Landing

Double glazed window to rear aspect offering views over the Golden Triangle.

### Loft Bedroom 15'5 x 6'8 (4.70m x 2.03m)

Double glazed window to rear aspect, two Velux windows to front aspect with fitted blinds, built-in wardrobe and radiator. Door to:

### En Suite Shower Room

Suite comprising corner shower cubicle, wash hand basin set in vanity unit with mixer tap, WC, part tiled walls, access to eaves storage, radiator and Velux window to front aspect.

### Front Garden

Open garden laid to hardstanding with access to the entrance door.

### Rear Garden

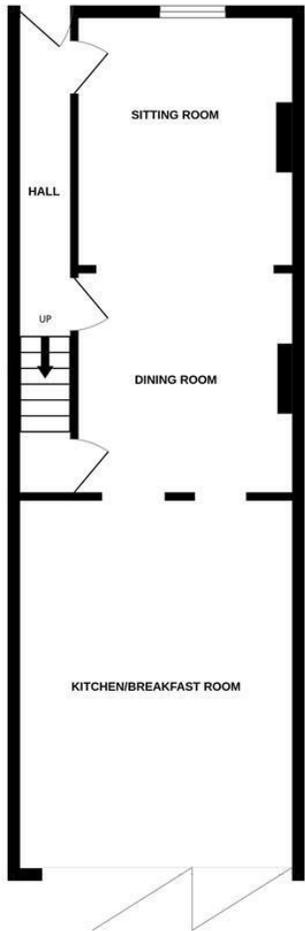
Good-sized rear garden enclosed by fencing with patio seating area stepping down to a lawned area, bordered with plants and shrubs, boasting a garden office and shed.

### Agents Note

Council Tax Band B



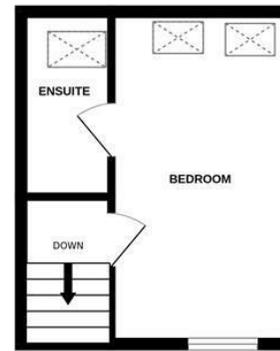
GROUND FLOOR



1ST FLOOR

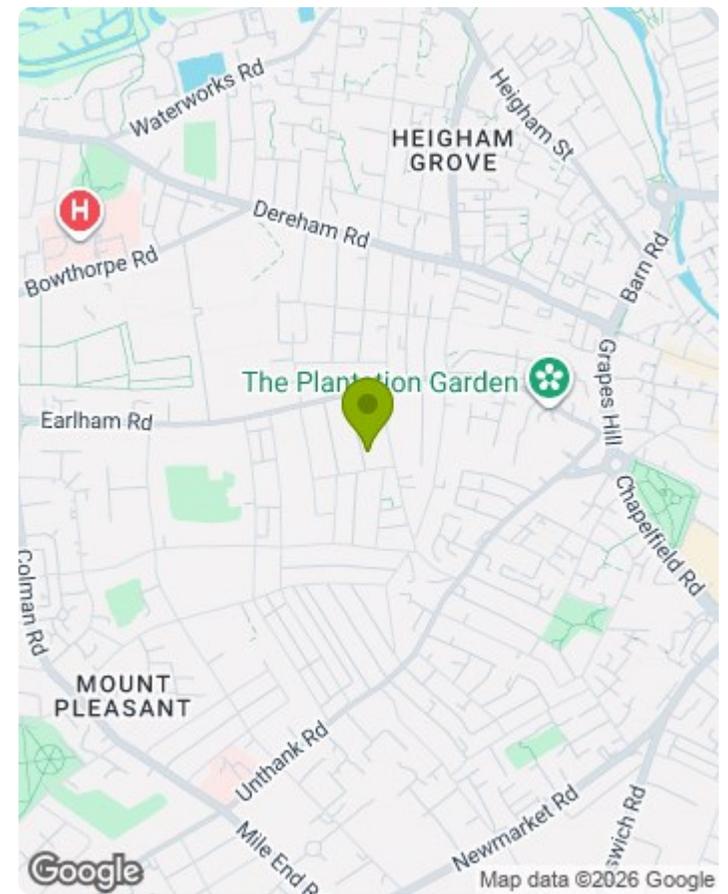


2ND FLOOR



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

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