

West End Street
Norwich, NR2 4DP

Guide Price £260,000 - £270,000

claxtonbird
residential

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*** Guide Price £260,000 - £270,000 *** Nestled in the sought-after NR2 postcode, this charming two-bedroom mid-terrace house presents an excellent opportunity for those seeking a comfortable and modern home. Upon entering, you will find a delightful reception room that seamlessly combines a sitting area and dining space. The highlight of this room is the impressive double bi-folding doors that open up to a delightful south-facing rear garden, allowing for an abundance of natural light and connecting outside. The property also boasts lovely views over the nearby park, enhancing its appeal. The well-appointed kitchen features built-in appliances which will cater to all your culinary needs. On the first floor, there are two generous bedrooms, a shower room, and access to the attic room. The property is further enhanced by gas central heating and double glazing throughout, ensuring warmth and comfort all year round. Having been updated by the current owners, this home is offered in good order, ready for you to move in and make it your own. With its desirable West city location, modern amenities, and proximity to the park, this property is a fantastic find in the heart of Norwich.

Entrance Hall
Glazed entrance door, stairs to first floor, engineered wooden floor and radiator.

Sitting Room / Dining Room 14'6" x 11'8" (4.44 x 3.57)
Double glazed bi-folding doors leading out to the garden, engineered wooden floor and vertical radiators.

Kitchen 14'0" x 8'5" (4.28 x 2.58)
Fitted kitchen comprising wall and base units with work surfaces over, one and a half bowl sink drainer with mixer tap, built-in oven with hob and extractor over, plumbing for washing machine, space for fridge freezer, wall mounted gas central heating boiler, part tiled splashbacks, tiled floor, spotlights, understairs storage cupboard and upvc double glazed window to front aspect.

First Floor Landing
Two storage cupboards and paddle steps to attic room.

Bedroom 9'8" to built-in wardrobes x 8'8" (2.95 to built-in wardrobes x 2.66)
Upvc double glazed window to rear aspect, fitted wardrobes, engineered wooden floor and radiator.

Bedroom 11'0" x 6'7" (3.36 x 2.01)
Upvc double glazed window to front aspect, engineered wooden floor and radiator.

Shower Room 4'7" x 7'10" (1.42 x 2.41)
Suite comprising double shower cubicle with inset shower, low level WC, wash hand basin set in vanity unit with mixer tap, part tiled walls, tiled floor, extractor fan, towel rail radiator and upvc double glazed window to front aspect.

Attic Room 13'1" x 11'4" to purlin - restricted head height (3.99m x 3.45m to purlin - restricted head height)
Skylight windows to rear aspect, eaves storage, wood-effect floor and radiator.

Front Garden
Enclosed by wall and railings, with inset shrubs and tiled pathway leading to the entrance door.

Rear Garden
Enclosed garden laid to patio, offering an ideal outdoor seating area, with brick built storage shed, variety of flower and shrub borders, and rear security access gate.

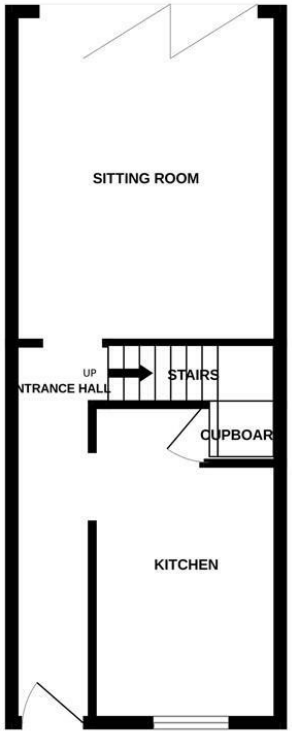
Agents Note
Council Tax Band B
The property benefits from the use of an off-street parking space on council-owned land. The parking space is not owned by the property and its continued use cannot be guaranteed for the future.
Please note that the attic room does not have building regulations.



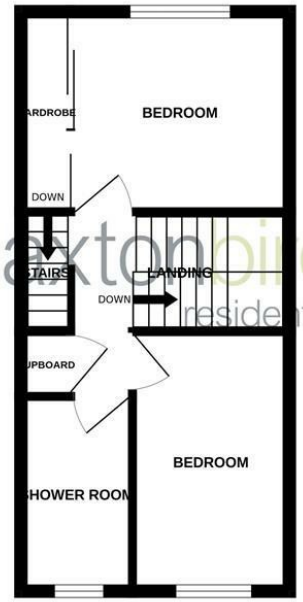




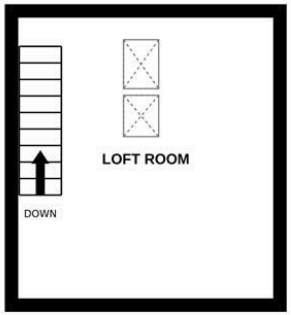
GROUND FLOOR



1ST FLOOR

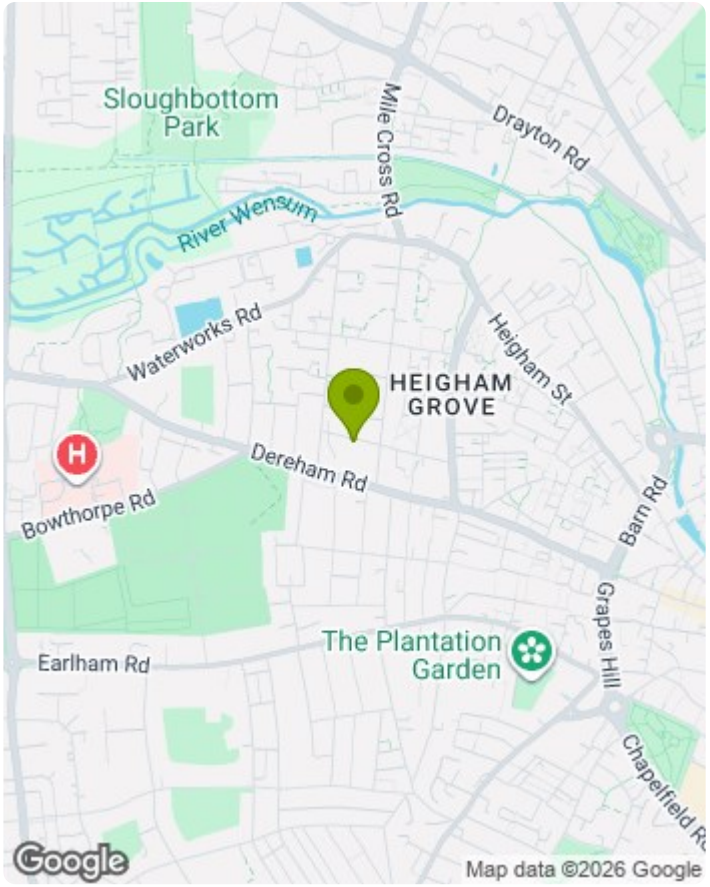


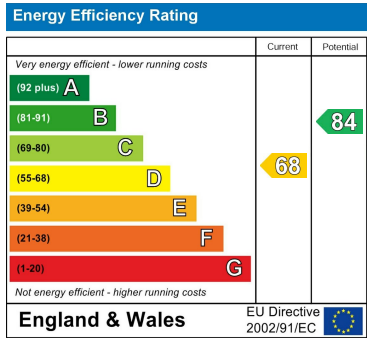
2ND FLOOR



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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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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.
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