



**Cecil Road  
Norwich, NR1 2QN**

**Guide Price £450,000 - £475,000**

**claxtonbird**  
residential

# Cecil Road, Norwich, NR1 2QN

\*\*\* Guide Price £450,000 - £475,000 \*\*\* Nestled in the sought-after location of Cecil Road, Norwich, this charming detached house presents an excellent opportunity for those looking to create their dream home. Boasting a spacious layout, the property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family time. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room. The house also includes two bathrooms, providing convenience and comfort for all residents. Set on a generous mature plot, the outdoor space offers potential for beautiful gardens or further landscaping, allowing you to enjoy the tranquillity of your surroundings. While the property requires some renovation, this presents a unique chance to personalise the space to your taste and style. The location, to the south of the city, is highly desirable, offering a blend of peaceful living with easy access to the vibrant amenities of Norwich. This home is ideal for those with a vision, ready to invest time and effort into transforming it into a stunning residence. With its spacious accommodation and potential for enhancement, this property is not to be missed. Embrace the opportunity to make this house your own in a lovely part of Norwich.

## Entrance Porch

Double glazed entrance door and double glazed windows to front and side aspect.

## Entrance Hall

Stairs to first floor, understairs storage area and radiator.

## Cloakroom

WC and wash hand basin.

## Living Room 11'8 into chimney recess x 12'0 + bay window (3.56m into chimney recess x 3.66m + bay window)

Double glazed bay window to front aspect, picture rail, coving and radiator.

## Lounge 20'3 x 11'7 max (6.17m x 3.53m max)

Double glazed window to rear aspect and radiator.

## Dining Room 9'5 x 8'5 (2.87m x 2.57m)

Built-in pantry, built-in storage cupboard and radiator. Open to:

## Kitchen 7'7 x 9'0 (2.31m x 2.74m)

Fitted kitchen comprising base units with work surfaces over, single drainer stainless steel sink unit, built in gas oven with gas hob and double glazed windows to side and rear aspect.

## Utility Room 8'6 x 9'0 (2.59m x 2.74m)

Singled glazed window and door leading out to the garden.

## Storage 8'3 x 9'6 (2.51m x 2.90m)

Single glazed window to rear aspect.

## First Floor Landing

Loft access and built-in storage cupboard.

## Bedroom 11'9 x 11'9 + bay (3.58m x 3.58m + bay)

Double glazed window to front aspect and radiator.

## Bedroom 20'3 max x 11'8 (6.17m max x 3.56m)

Double glazed window to rear aspect, built-in double wardrobes and radiator.

## Bedroom 9'0 max 5'4 min x 15'7 max (2.74m max 1.63m min x 4.75m max)

Double glazed window to rear aspect and radiator. Door to:

## En Suite

Suite comprising shower cubicle, pedestal wash hand basin and WC.

## Bathroom

Suite comprising bath with mixer shower, pedestal wash hand basin, WC, radiator and double glazed window to side aspect.

## Front Garden

Laid to shingle with shrub borders, driveway parking, double garage and side access gate to rear garden.

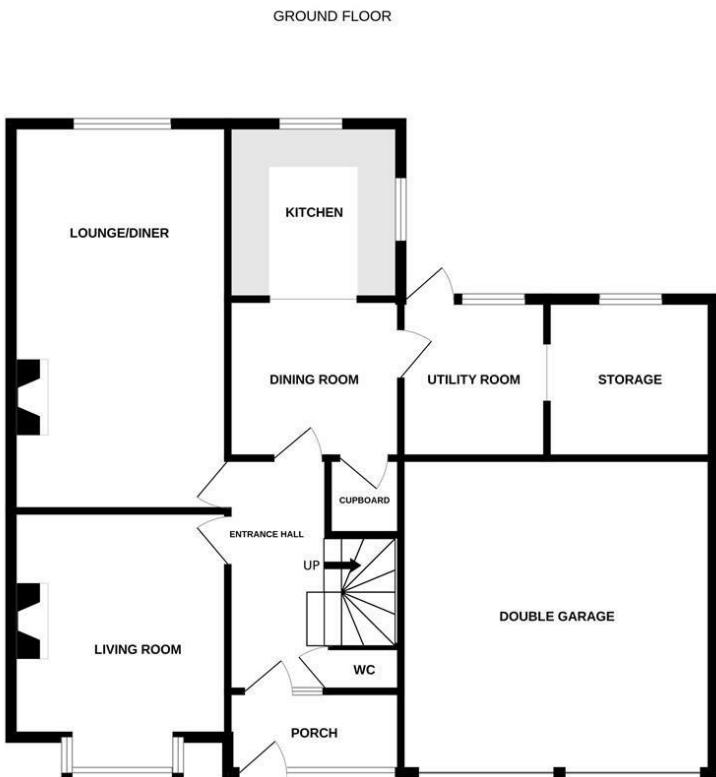
## Garage

Two up and over doors.

## Rear Garden

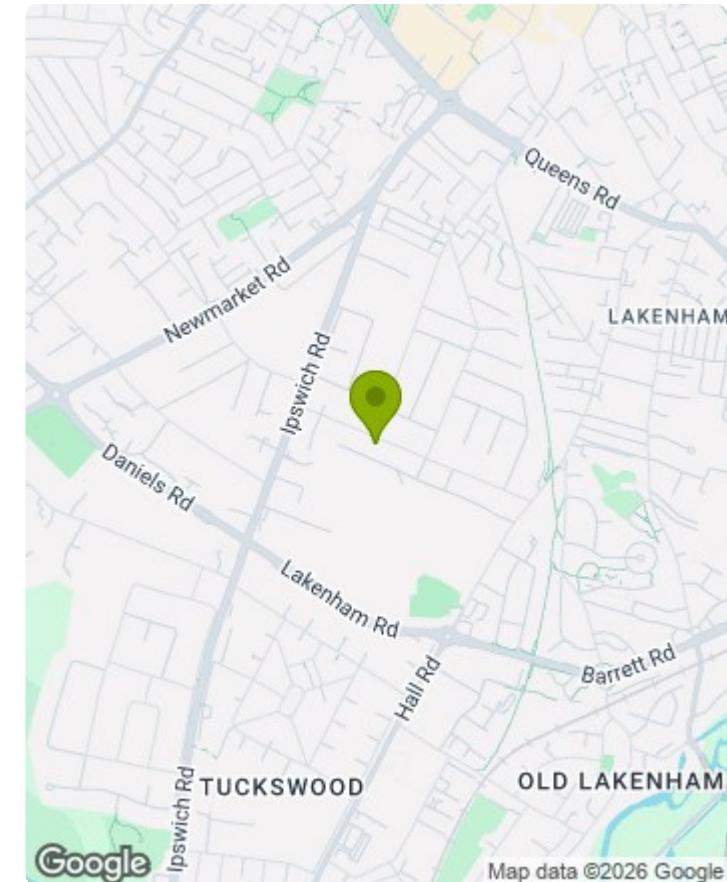
Generous South-facing garden with patio seating area, lawned area with mature hedging, trees, plants and shrubs, and an uncultivated area backing onto further trees.





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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 sales 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		75
(55-68)	D		62
(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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