Highland Road
Norwich, NR2 3NN

Guide Price £325,000

claxtonbird
residential

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ClaxtonBird are pleased to present this stunning Victorian bay-fronted mid-terrace house, perfectly positioned with a Southward facing rear garden, in the coveted Golden Triangle area of Norwich. This meticulously maintained home offers a blend of classic charm and modern convenience. As you step inside, you'll discover two inviting reception rooms, a stylish shaker-style kitchen, a practical utility room, and a cloakroom on the ground floor. Upstairs, the first floor features three well-proportioned bedrooms off the landing, with the master enjoying a private en-suite. A separate family bathroom adds to the functionality, while an additional staircase leads you to a spacious converted loft bedroom. Located on a desirable tree-lined street, this enchanting residence not only provides a tranquil setting but also allows you to enjoy the vibrant city life just moments away. Early viewing is highly recommended.

Sitting Room 12'9 max into bay x 11'9 max (3.89m max into bay x 3.58m max)
Upvc double glazed sash look window to front aspect, cast iron Victorian fireplace with wood surround, ceiling rose and radiator.

Dining Room 11'9 max x 11'3 (3.58m max x 3.43m)
Upvc double glazed sash look window to rear aspect, under-stairs storage cupboard, cast iron Victorian style fireplace with wood surround and radiator.

Kitchen 8'7 x 6'8 (2.62m x 2.03m)
Fitted kitchen comprising wall and base units with worktop over, tiled splash back, sink drainer with mixer tap, built in oven, hob and extractor, space for fridge freezer, tiled floor and upvc double glazed sash look window to side aspect.

Utility Room 5'10 x 5'10 (1.78m x 1.78m)
Wall and base units with worktop over, space for washing machine and tumble dryer, wall-mounted gas central heating boiler, tiled splash back, tile floor and upvc double glazed door to rear garden.

Cloakroom
Low level WC, wash hand basin, tiled splash back, tiled floor, radiator and upvc double glazed window to rear aspect.

First Floor Landing
Doors to all first floor rooms and stairs to top floor.

Bedroom 13'2 + recess x 10'8 max (4.01m + recess x 3.25m max)
Upvc double glazed sash look window to rear, radiator and door to en-suite shower room.

En Suite
Double shower cubicle with inset shower, low level W.C, wash hand basin, wood effect floor, extractor fan and radiator.

Bedroom 11'3 x 8'0 max (3.43m x 2.44m max)
Upvc double glazed sash look window to front aspect and radiator.

Bedroom 10'11 x 8'0 (3.33m x 2.44m)
Upvc double glazed sash look window to front aspect and radiator.

Bathroom
Suite comprising panel bath with shower over and screen, wash hand basin in vanity unit, low level W.C, part tiled walls, wood effect floor, extractor fan and radiator.

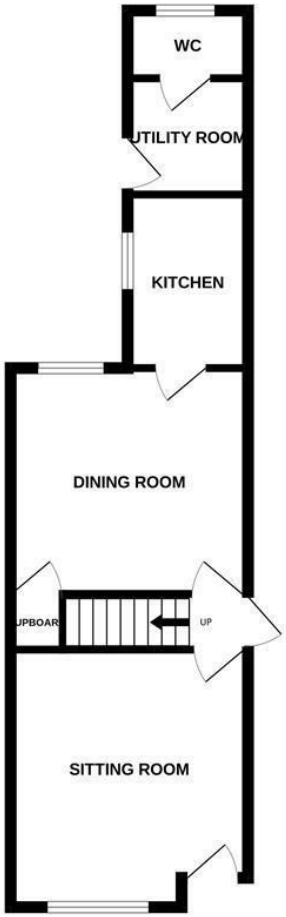
Second Floor Bedroom 13'9 max x 14'7 max restricted head height (4.19m max x 4.45m max restricted head height)
Velux windows to front and rear, fitted wardrobe and radiator.

Front Garden
Walled front garden with Harlequin pathway to the entrance door.

Rear Garden
Bisected Southward facing rear garden laid to patio with ample space for outdoor entertaining, shrub borders and timber shed.

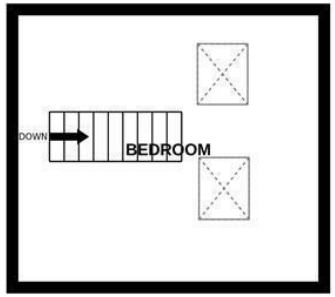
Agents Note
Council Tax Band C
The vendor has informed us both open fire places are working.

GROUND FLOOR



1ST FLOOR

2ND 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.
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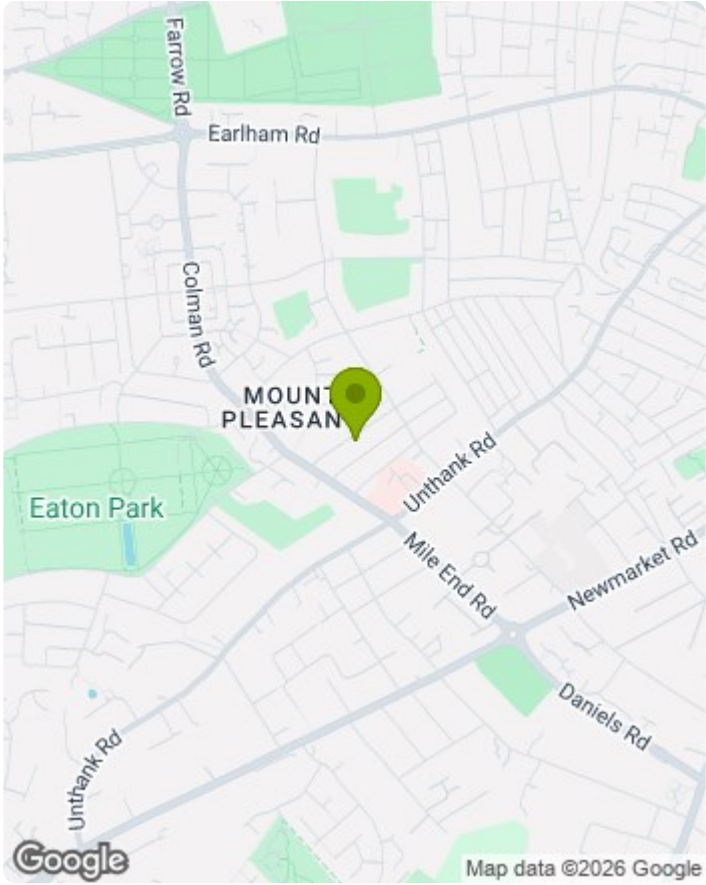

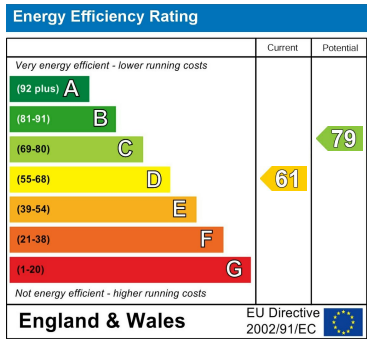

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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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