



York Street
Norwich, Norfolk NR2 2AW
Guide Price £375,000 - £400,000

claxtonbird
residential

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*** Guide Price £375,000 - £400,000 *** ClaxtonBird are delighted to offer for sale this exquisite over the passage terrace house, positioned within the desirable Golden Triangle area of Norwich. The current owners have renovated and extended the property to the highest standard, offering generous and well-presented accommodation throughout. As you step inside, you will be greeted by a charming bay-fronted sitting room, retaining some characterful features including the cast iron fireplace and decorative mouldings. The heart of the home is undoubtedly the modern fitted open-plan kitchen/dining room equipped with high-quality appliances, and sliding doors that seamlessly connect to the beautifully landscaped South-West facing garden. On the first floor, there are two larger-than-average bedrooms, with one boasting a modern four-piece en suite bathroom, adding a touch of luxury to everyday living. This additional bathroom, along with a convenient ground-floor shower room and separate utility, enhances the practicality of this delightful home. Further benefits include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Positioned on the pedestrianised area of York Street, this home is ideally situated within easy access to the vibrant amenities of Unthank Road. Offered for sale with no onward chain.

Entrance Hall

Double glazed entrance door, stairs to first floor, cornice, spotlights and radiator.

Sitting Room 8'11" max to recess x 14'2" max into bay (2.74 max to recess x 4.33 max into bay)

Upvc double glazed sash look bay window to front aspect, feature cast iron fireplace with granite hearth, ceiling rose, picture rail, cornice, wood effect floor, and radiator.

Utility Area

Tall storage cupboards, work surface with plumbing for washing machine beneath, under-stairs storage area, and extractor fan. Door to:

Shower Room

Suite comprising double shower cubicle with inset shower, wash hand basin set in vanity unit with mixer tap, low level WC, wood effect floor, extractor fan, spotlights, cornice, and chrome towel rail radiator.

Open Plan Kitchen / Dining Room 19'11" + recess x 11'5" max (6.08 + recess x 3.49 max)

Kitchen 12'7" x 11'5" max (3.84 x 3.49 max)

Modern fitted kitchen comprising wall and base units with work surface over, undermount sink with mixer tap, built-in oven with electric hob and canopy extractor over, built-in fridge freezer, built-in dishwasher, central island with drawers and shelving, tall storage units, spotlights, part tiled splashbacks, wood effect floor, vertical radiator and Velux windows to side aspect. Opening to:

Dining Area 11'6" x 7'8" (3.51 x 2.34)

Sliding doors leading out to the garden, wood-effect floor, and radiator.

First Floor Landing

Bedroom 16'8" x 11'6" (5.09 x 3.53)

Two upvc double glazed sash look windows to front aspect, feature panelled walls, over-stairs storage cupboard, picture rail, stripped wooden floor and radiator.

Bedroom 16'5" x 9'10" (5.01 x 3.02)

Upvc triple glazed sash look window to rear aspect, over stairs storage cupboard, picture rail, stripped wooden floor and radiator. Door to:

En Suite Bathroom 8'5" x 9'11" max (2.57 x 3.04 max)

Four piece suite comprising feature large walk-in shower cubicle with rainfall shower over, panelled bath with mixer tap, wash hand basin set on vanity unit with mixer tap, low level WC, tiled walls, tiled effect floor, double cupboard housing the central heating boiler, spotlights, extractor fan, towel rail radiator, radiator and upvc double glazed window to rear aspect.

Front Garden

Walled garden with mature hedging and gated pathway leading to the entrance door.

Rear Garden

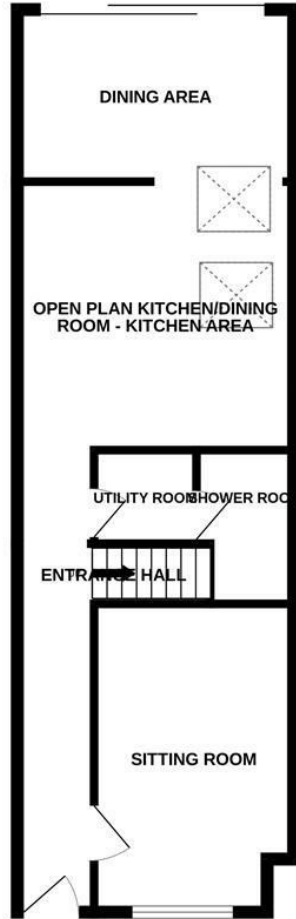
Larger than average South-West facing bisected garden laid to patio and lawn, offering space for an outdoor seating area, with well-stocked borders including flowers, shrubs and trees, inset pond and timber garden shed.

Agents Note

Council Tax Band B

The rooms are slightly irregularly shaped throughout the property.

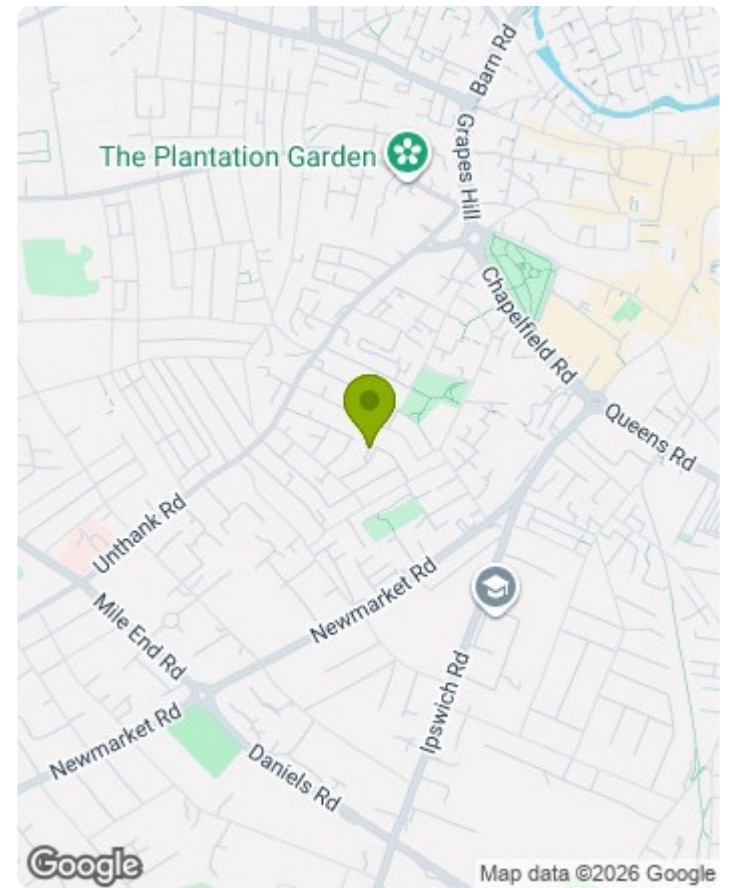




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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			75
(81-91) B			
(69-80) C			
(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	

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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- 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.
- 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.
- 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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