



**Brunswick Road
Norwich, NR2 2TF**

Guide Price £375,000 - £390,000

claxtonbird
residential

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*** Guide Price £375,000 - £390,000 *** Nestled on the sought-after Fellowes Plain Development, this modern three-storey townhouse is conveniently situated just a stone's throw from the vibrant City Centre of Norwich. The accommodation comprises an entrance hall, kitchen and reception room on the ground floor, whilst on the first floor there are two well proportioned bedrooms and a modern family bathroom off landing. On the second floor, you will find a wonderful master bedroom suite with a dressing area and a newly fitted bathroom, offering additional convenience and a touch of luxury to your daily routine. Outside, there is a garage and parking on offer, a rare find in such a central location. Further benefits include gas central heating and double glazing throughout, ensuring energy efficiency during the colder months.

Entrance Hall

Entrance door, stairs to first floor, wood effect floor and radiator.

Kitchen 14'1 max x 7'8 max (4.29m max x 2.34m max)

Fitted kitchen comprising a range of base units with timber effect work surfaces over, built in electric oven with inset gas hob and extractor hood over, built in fridge freezer, built in washing machine, plumbing for dishwasher, tiled splash backs, wall mounted gas central heating boiler, shelving and double glazed windows to front aspect.

Sitting Room / Dining Room 18'1 max x 12'2 max (5.51m max x 3.71m max)

Double glazed windows and French doors opening out to the garden, large built in cupboard, coving and two radiators.

First Floor Landing

Stairs to second floor and doors to all first floor rooms.

Bedroom 12'2 x 10'9 (3.71m x 3.28m)

Double glazed window to rear aspect, built in wardrobe and radiator.

Bedroom 14'1 max x 12'2 max (4.29m max x 3.71m max)

Double glazed window to front aspect, built in double wardrobe and radiator.

Bathroom

Modern white suite comprising bath with mixer tap and rainfall shower over, wash hand basin set in vanity unit with mixer tap, built in WC, extractor fan and radiator.

Second Floor Landing

Built in storage cupboard and loft access.

Master Bedroom 12'2 x 10'9 (3.71m x 3.28m)

Double glazed window to rear aspect and radiator.

Dressing Area 8'2 x 8'4 into wardrobes (2.49m x 2.54m into wardrobes)

Two fitted wardrobes with folding doors and radiator. Door to:

En Suite

Newly fitted suite comprising bath with mixer tap, shower cubicle with rainfall shower, wash hand basin set in vanity unit with mixer tap, WC, radiator and double glazed window to front aspect.

Front Garden

Set within communal grounds with numerous flowers, tree and hedge borders, and pathway leading to the entrance door.

Rear Garden

Secluded enclosed garden laid to artificial grass with steps up to a shingled area with patio providing an outdoor seating area.

Single Garage

Up and over door with parking to the front.

Agents Note

Council Tax Band D

The vendors have advised that there are two separate management charges, covering maintenance of the path and green areas.

Path Maintenance - £325 per annum

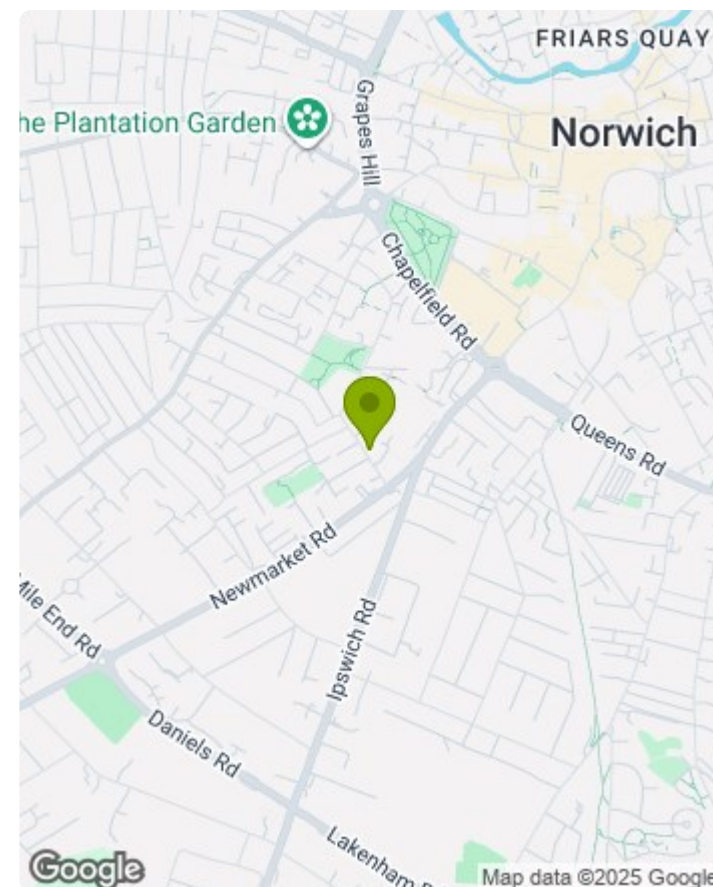
Green Area Maintenance - £126 per annum





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		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(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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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.
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ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

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