



Portersfield Road
Norwich, NR2 3JT

Offers in the region of £350,000

claxtonbird
residential

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*** Launch Event Saturday 31st January - Strictly By Appointment Only *** Nestled on Portersfield Road, this charming bay-fronted hall entrance terraced home seamlessly blends character with modern living. As you enter, you are welcomed by a cosy sitting room, complete with a bay-fronted window that fills the space with natural light. The ground floor also includes a dining room, kitchen, lobby, and a recently fitted shower room. On the first floor, you will find two double bedrooms, one of which has access to a newly renovated bathroom suite. The home is adorned with beautiful character features, such as elegant fireplaces, intricate ceiling roses, and cornicing, all of which enhance its overall charm. Outside, there is a private, enclosed lawned garden that can be enjoyed during warmer weather. Located in the desirable NR2 postcode, this property is within close proximity to the vibrant shops and amenities on Unthank Road. This home is ideal for those looking to enjoy a mix of traditional features and contemporary comforts in a sought-after area.

Entrance Hall

Replacement composite entrance door, stairs to first floor, stripped wooden floor and radiator.

Sitting Room 11'10 + bay x 10'9 (3.61m + bay x 3.28m)

Double glazed sash bay window to front aspect, cast iron fireplace with slate hearth, cornicing, ceiling rose, stripped wooden floor and radiator.

Dining Room 14'4 x 11'4 (4.37m x 3.45m)

Double glazed sash window to rear aspect, understairs storage cupboard, corncing, ceiling rose, stripped wooden floor and radiator.

Kitchen 9'9 x 8'9 (2.97m x 2.67m)

Fitted kitchen comprising a range of base units with single block work surface over, inset stainless steel sink unit with mixer tap, feature electric Aga, plumbing for dishwasher, tiled floor and double glazed sash window to side aspect.

Lobby

Large built-in cupboard and door to rear garden.

Shower Room

Newly fitted suite comprising large shower cubicle, wash hand basin with mixer tap, WC, and double glazed window to rear aspect.

First Floor Landing

Bedroom 14'4 x 11'10 (4.37m x 3.61m)

Double glazed sash window to front aspect, built-in storage cupboard, stripped wooden floor and radiator.

Bedroom 14'4 x 11'4 (4.37m x 3.45m)

Double glazed sash window to rear aspect, decorative cast-iron fireplace, built-in storage cupboard, radiator and door to en suite.

En Suite Bathroom 8'9 x 9'9 (2.67m x 2.97m)

Newly fitted suite comprising 'P' shaped bath with mixer tap and rainfall shower over, wash hand basin with mixer tap, WC, large cupboard housing the gas central heating boiler and plumbing for washing machine, and double glazed sash window to rear aspect.

Front Garden

Traditional terrace style garden with pathway leading to the entrance door.

Rear Garden

Fully enclosed and laid predominantly to lawn.

Agents Note

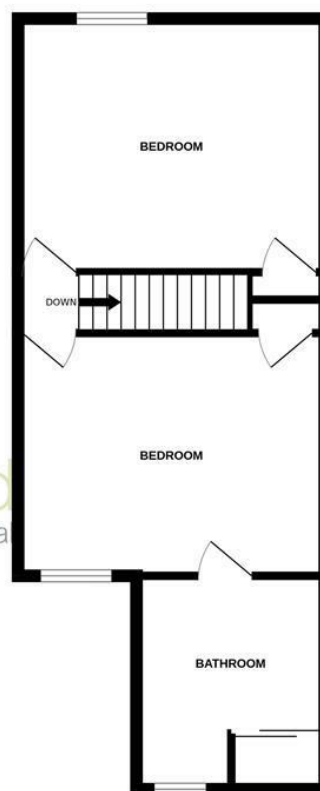
Council Tax Band C



GROUND FLOOR

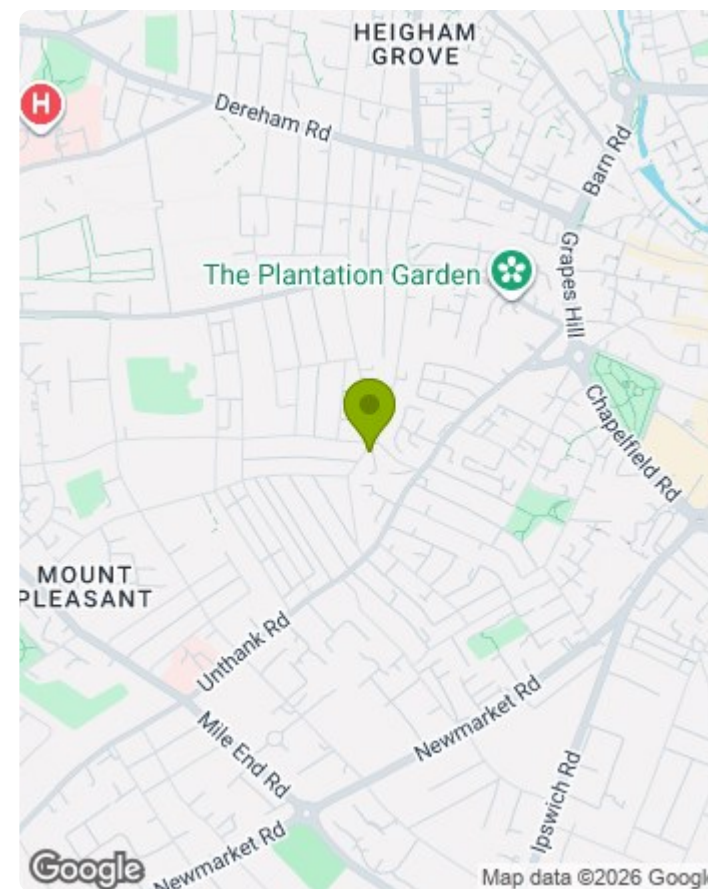


1ST FLOOR



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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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- 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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