

Cecil Road

Norwich, Norfolk NR1 2QL

Guide Price £675,000

claxtonbird
residential

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ClaxtonBird are pleased to present this luxurious four-bedroom Edwardian family home, elegantly spanning three floors in a highly regarded location. Boasting a wealth of original features, including intricate decorative mouldings, a stunning bay-fronted window, and stripped wooden floors, this home exudes character from the moment you step inside. The ground floor accomodation presents spacious open-plan living, incorporating a modern fitted kitchen/dining room, complete with sleek stone work surfaces and built-in appliances. On the first floor, you'll find two generous bedrooms, a practical study and a contemporary family bathroom, while the second floor features an additional bedroom with its own en-suite. Outside, there is a delightful south-facing garden with two seating areas, alongside a convenient brickweave driveway. This prime location offers easy access to an array of local amenities and is nestled within a friendly community, making it an ideal place to call home.

Entrance Hall
Entrance door with stained glass panel, stairs to first floor, under-stairs storage cupboard, stripped wooden floor and radiator.

Cloakroom
WC, wash hand basin with mixer tap, extractor fan and spotlight.

Open Plan Reception Room 28'5 x 12'4 max (8.66m x 3.76m max)
Hardwood bay window with decorative leaded glass to front aspect, cast-iron fireplace with decorative tiled inset and hearth, numerous bespoke storage cupboards and display shelving to recesses, stripped wooden floor, contemporary upright radiators and French doors leading out to the garden.

Kitchen / Dining Room 29'9 x 9'8 (9.07m x 2.95m)
Serving at the heart of the home, comprising matching base units with stone work surfaces over, inset ceramic sink unit with mixer tap, built-in electric oven with inset hob and extractor hood, built-in microwave, built-in fridge freezer, built-in dishwasher, built-in undercounter fridge, utility cupboard housing plumbing for washing machine, two upright radiators, hardwood double glazed windows to side aspect and French doors leading out to the garden.

First Floor Landing
Gallery landing with stairs to the second floor.

Bedroom 15'9 x 13'3 (4.80m x 4.04m)
Double glazed hardwood window to front aspect, feature exposed wall, three fitted wardrobes, ornate coving, ceiling rose, stripped wooden floor and period-style radiator.

Bedroom 12'10 x 10'0 in to chimney recess (3.91m x 3.05m in to chimney recess)
Double glazed hardwood window to rear aspect, fitted display shelving and storage cupboards to recess, additional overhead storage, coving, ceiling rose, and upright period-style radiator.

Bathroom
Modern fitted suite comprising bath with mixer tap, separate tiled shower cubicle with rainfall shower over, wall-mounted wash hand basin with mixer tap, WC, built-in cupboard housing the gas central heating boiler, tiled floor, towel rail radiator and double glazed hardwood window to rear aspect.

Study 6'0 x 6'1 (1.83m x 1.85m)
Double glazed hardwood window to side aspect and period style radiator.

Second Floor Landing
Loft access.

Bedroom 15'4 max x 14'6 max irregular shaped room (4.67m max x 4.42m max irregular shaped room)
Large picture window to front aspect, built-in double wardrobe, loft access and radiator. Door to:

En Suite
Suite comprising shower cubicle, WC, wash hand basin and Velux window to rear aspect.

Front Garden
Brickweave driveway parking with EV charging point, hedging, plant and shrub border, and pathway leading to the entrance door.

Rear Garden
Good-sized south-facing rear garden with gravel seating area, festoon lighting and detachable solar shade, a pond with a walkway over, a wildflower meadow area, a further patio seating area, a compost heap, a large timber shed with electricity, and side access.

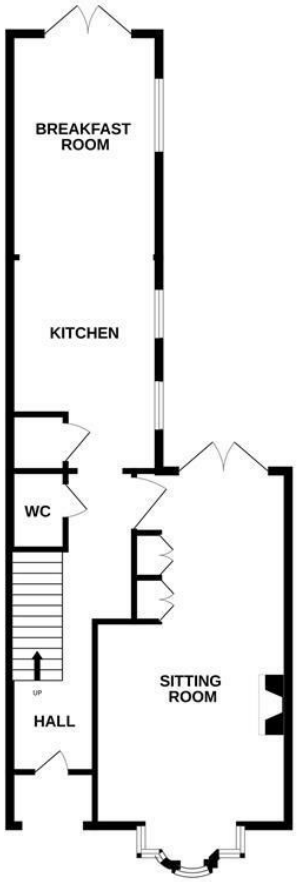
Agents Note
Council Tax Band E







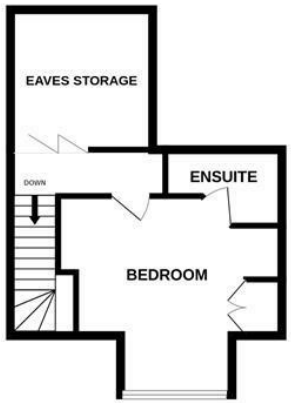
GROUND FLOOR



1ST FLOOR



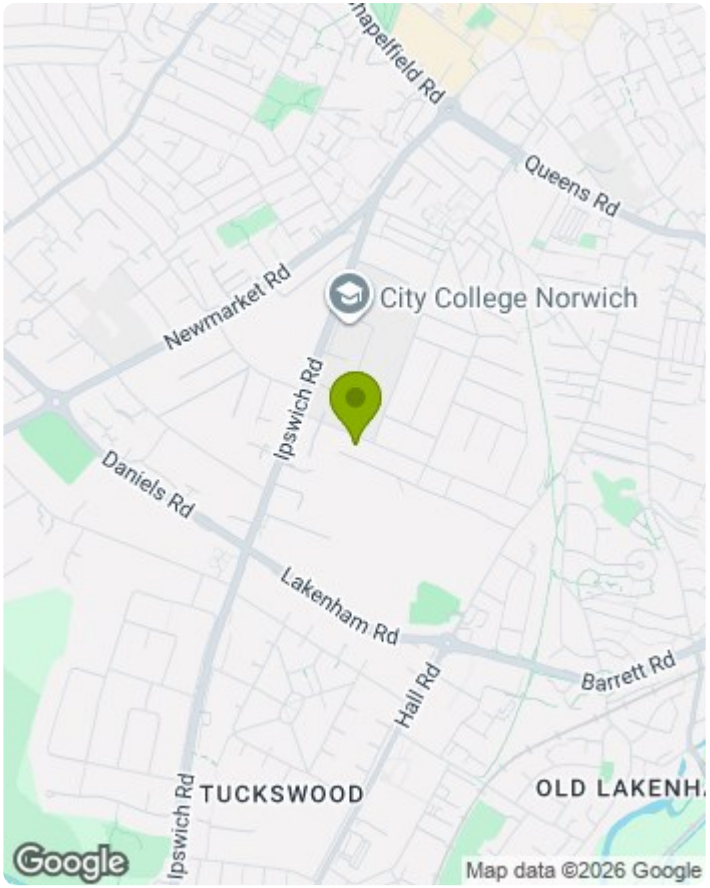
2ND FLOOR

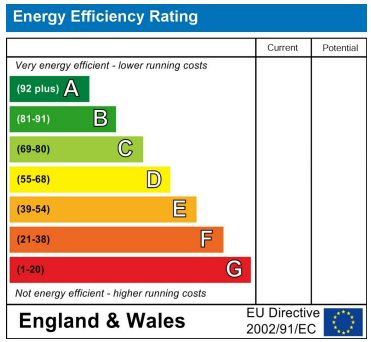


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