



**Grove Road
Norwich, NR1 3RH**

Guide Price £350,000 - £375,000

claxtonbird
residential

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*** Guide Price £350,000 - £375,000 *** Nestled on Grove Road at the heart of central Norwich, this handsome end-terrace house presents an exceptional opportunity for those seeking a blend of modern living and charming character. With its prime location, residents will enjoy easy access to the vibrant City Centre, making it ideal for both families and professionals alike. The property features a delightful open-plan reception room, a modern fitted kitchen, and a well-appointed bathroom on the ground floor. On the first floor, you'll find three bedrooms, including a master suite with a contemporary en-suite shower room. Additionally, a practical loft conversion adds further versatility to this thoughtfully designed home. One of the standout features of this property is the two off-road driveway parking spaces, a rare find in such a central location. The property also retains some lovely original features, such as stripped wooden doors and charming pine built-in cabinets, enhancing its character and appeal. This charming home perfectly blends modern amenities with traditional charm in a sought-after location, and early viewing is highly recommended.

Entrance Hall

Double glazed entrance door, stairs to first floor, dado rail, tiled floor, radiator and cellar.

Open Plan Sitting Room / Dining Room 21'11" x 11'10" max (6.70 x 3.61 max)

Sitting Room

Double glazed sash look window to front aspect, feature wood burner on slate hearth, built-in storage bench to recess, shelving, cornice, stripped wooden floor and Victorian-style radiator. Open to:

Dining Room

Double glazed window to rear aspect, space for dining table, original fitted storage cupboards to recess, stripped wooden floor, Victorian-style radiator and glazed door to kitchen.

Kitchen 15'3" max x 8'10" max (4.67 max x 2.71 max)

Fitted kitchen comprising wall and base units with solid block wood work surface over, undermount sink with mixer tap, stainless steel gas cooker with canopy extractor over, space for fridge freezer, plumbing for washing machine, space for slimline dishwasher, part tiled splash backs, spotlights, cupboard housing the gas central heating boiler, chrome towel rail radiator, upvc double glazed window to side aspect and upvc double glazed door leading out to the garden.

Bathroom 6'6" x 8'9" (2.00 x 2.67)

Three-piece suite comprising bath with shower screen and shower over, low-level WC, wash hand basin with mixer tap, fully tiled walls, shaver point, spotlights, extractor fan, loft access, chrome towel rail radiator and upvc double glazed window to side aspect.

First Floor Landing

Stairs to loft room and doors to all first-floor rooms.

Bedroom 12'4" x 11'10" max (3.78 x 3.62 max)

Double glazed sash look window to front aspect, fitted built-in storage cupboards and radiator.

Bedroom 12'0" into recess x 9'4" (3.68 into recess x 2.85)

Double glazed sash look window to rear aspect, built-in storage cupboard, wash hand basin set in vanity unit, radiator and door to en suite.

En Suite Shower Room

Suite comprising double shower cubicle with inset shower, low-level WC, engineered wooden floor, spotlights, chrome towel rail radiator and window to rear aspect.

Bedroom 8'3" x 5'2" (2.54 x 1.58)

Double glazed sash look window to front aspect and radiator.

Cellar 8'6" x 7'4" max (2.61 x 2.25 max)

Pressurised water cylinder.

Loft Room 16'2" x 12'11" max restricted head height (4.93 x 3.96 max restricted head height)

Velux window to rear aspect, built-in storage cupboards, eaves storage, spotlights and radiator.

Rear Garden

Enclosed walled garden laid to patio offering space for an outdoor seating area with storage and rear access gate.

Front Garden

Offering two off-road parking spaces.

Agents Note

Council Tax Band C



BASEMENT

GROUND FLOOR

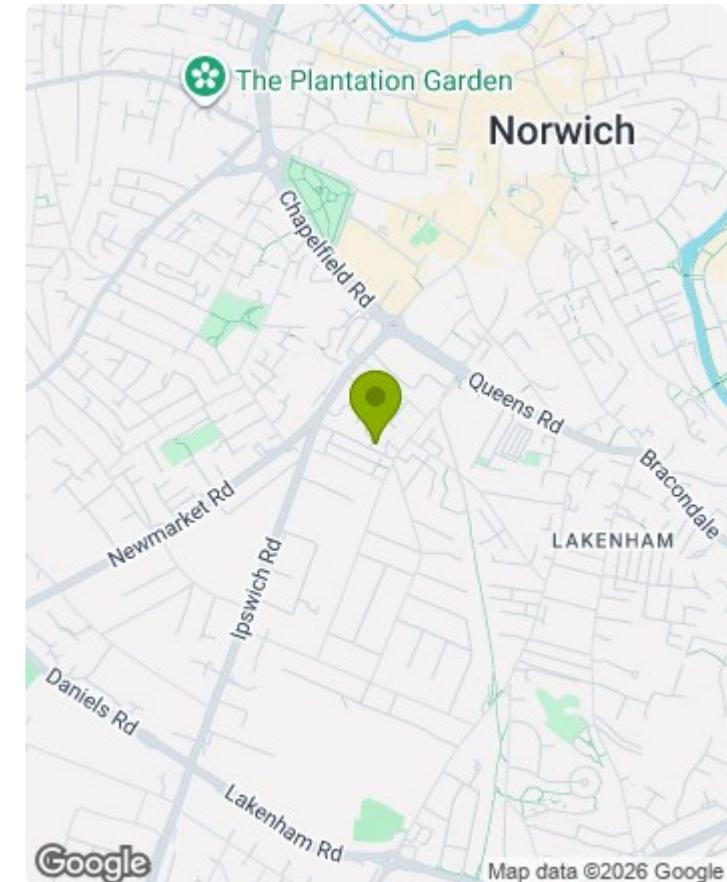
1ST FLOOR

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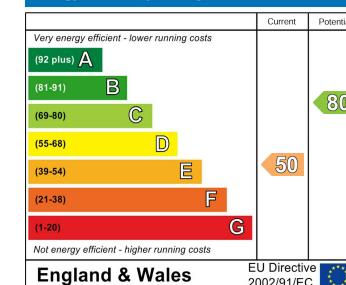


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as 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.

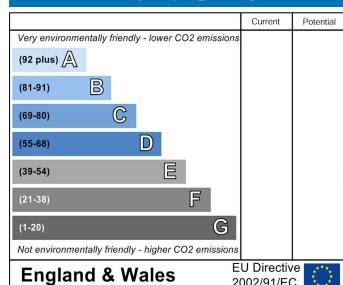
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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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