Sarah West Close
Norwich, NR2 2TE

Guide price £395,000 - £400,000

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residential

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ClaxtonBird are pleased to present this modern three-storey townhouse positioned down a tree-lined cul-de-sac. This property features a spacious layout with generous open-plan living on the first floor, allowing a seamless flow from room to room. The stylish kitchen is equipped with shaker-style cabinetry and built-in appliances, enhancing functionality for everyday living. On the ground floor, you'll find a well-appointed entrance hall that provides access to a practical utility room, a cloakroom, the integral garage and a versatile bedroom/study. The remaining two bedrooms are situated on the second floor, with one boasting an en-suite shower room, alongside a separate family bathroom. Internally, the property boasts gas central heating, supplied by the recently installed boiler, ensuring comfort all year round. Situated on the popular Fellowes Plain Development, this property is just a stone's throw from the City Centre, making the convient off road parking a key feature of this home.

Entrance Hall
Entrance door, shelving, stairs to first floor, understairs storage cupboard, tiled floor, radiator and personal door to garage.

Cloakroom
Low-level WC, wash hand basin, tiled splashback, tiled floor, extractor fan and radiator.

Utility Room 7'6" x 6'5" (2.29 x 1.98)
Base units with work surfaces over, stainless steel sink drainer with mixer tap, plumbing for washing machine, wall-mounted gas central heating boiler, part-tiled splashbacks, tiled floor and double glazed door leading out to the garden.

Bedroom 8'5" x 11'1" (2.57 x 3.39)
Upvc double glazed French doors leading out to the garden, built-in double wardrobe, wood-effect floor and radiator.

First Floor Landing
Stairs to second floor and radiator.

Open Plan Kitchen / Breakfast Room 15'3" x 11'1" max (4.67 x 3.40 max)
Fitted kitchen comprising wall and base units with work surfaces over, sink and drainer with mixer tap, built-in double oven with gas hob and canopy extractor over, built-in fridge freezer, built-in dishwasher, engineered wooden floor, spotlights, radiator, two upvc double glazed windows to rear aspect and glazed door to dining room.

Dining Room 7'3" x 8'7" (2.21 x 2.64)
Engineered wooden floor, radiator and archway leading to the sitting room.

Sitting Room 9'10" x 15'4" (3.01 x 4.69)
Upvc double glazed French doors opening out to the balcony, upvc double glazed windows to front aspect, engineered wooden floor and radiator.

Second Floor Landing
Loft access and airing cupboard housing the recently replaced pressurised cylinder.

Bedroom 10'0" x 13'4" (3.07 x 4.07)
Two upvc double glazed windows to front aspect, two double built-in wardrobes, and radiator. Door to:

En Suite Shower Room 7'1" max x 6'0" (2.16 max x 1.84)
Large double shower cubicle with inset shower, low-level WC, pedestal wash hand basin, part-tiled walls, shaver point, extractor fan and radiator.

Bedroom 8'7" x 11'11" max (2.64 x 3.64 max)
Upvc double glazed window to rear aspect, double built-in wardrobe and radiator.

Bathroom 7'8" max x 6'4" (2.34 max x 1.95)
Suite comprising panel bath with shower screen, low-level WC, pedestal wash hand basin, part-tiled walls, shaver point, extractor fan, radiator and upvc double glazed window to rear aspect.

Front Garden
Pathway leading to the entrance door, and driveway parking to the front of the garage.

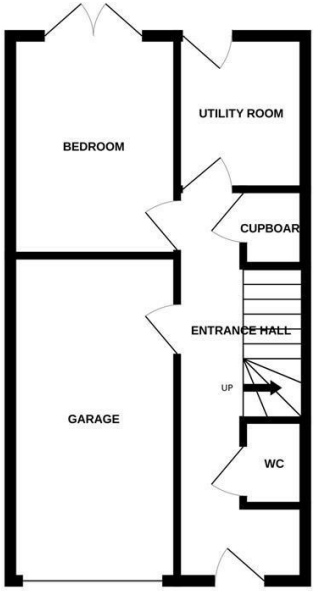
Rear Garden
Enclosed landscaped garden laid to patio with shrub borders and rear access gate.

Garage 8'3" x 17'6" (2.53 x 5.34)
Up and over door, power and light.

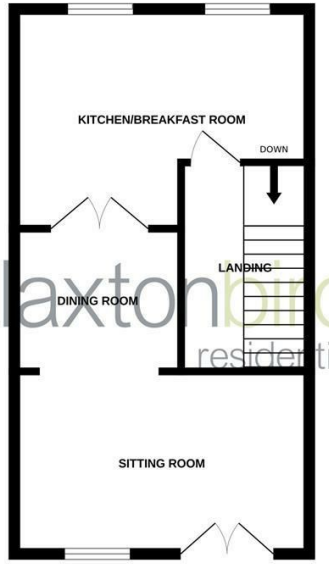
Agents Notes
Council Tax Band D

The vendors have informed us that there are two management charges against this property:
NRM Services - £123.71 pa (for 2026)
Wastons Property Group - £228.55 pa (for 2026)

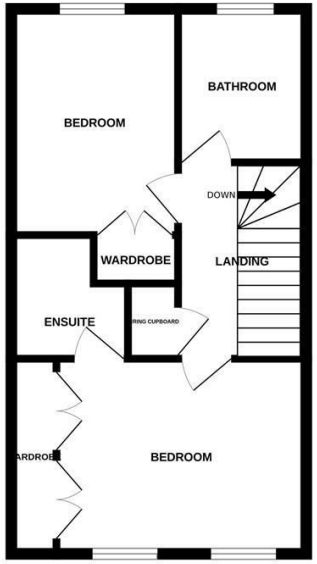
GROUND FLOOR



1ST FLOOR



2ND 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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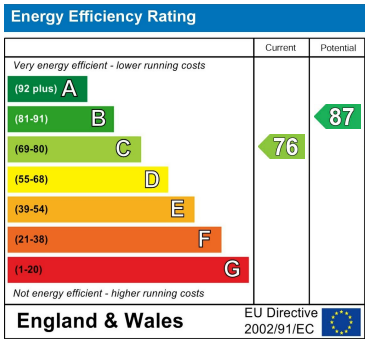

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
4. 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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