



**Turner Road**  
**Norwich, NR2 4HD**  
**Offers in the region of £285,000**

**claxtonbird**  
residential

## Turner Road, Norwich, NR2 4HD

\*\*\* OFFERED WITH NO ONWARD CHAIN \*\*\* Nestled on Turner Road, positioned just outside of the desirable Golden Triangle, this charming and beautifully presented over passage terraced house offers a delightful blend of modern living and convenience, more spacious than many typical terrace houses. With three generous double bedrooms, all conveniently located off the landing, this property is perfect for families or those seeking extra space. The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed bathroom adds to the practicality and style, of the home, catering to the needs of everyday life. One of the standout features of this property is its prime location. It is within walking distance to local amenities, making daily errands a breeze. Additionally, the picturesque Marriotts Way riverside walk is just a stone's throw away, offering a lovely spot for leisurely strolls or outdoor activities. For those who require easy access to the city centre, the property benefits from excellent transport links, ensuring that you can enjoy all that Norwich has to offer with ease. Whether you are a first-time buyer or looking to invest, this property presents an excellent opportunity to secure a lovely home in a sought-after area. Do not miss the chance to make this delightful house your own.

### Entrance Porch

New composite entrance door. Door to:

### Sitting Room 11'5" x 11'3" + bay (3.48m x 3.43m + bay)

Delightful reception room with decorative feature fireplace and hearth, stripped floors, picture rail, cornicing and ceiling rose, radiator and double glazed bay window to the front.

### Lobby

Stairs to the first floor, door to:

### Dining Room 11'3" x 11'5" (3.43m x 3.48m)

Generous reception with wooden flooring, under stairs storage cupboard, radiator, sash window to rear and door to:

### Kitchen 9'5" x 6'9" (2.87m x 2.06m)

Fitted with a range of matching base and eye level units with work surfaces over, built in electric oven and inset gas hob, inset single drainer stainless steel sink unit, wall mounted gas central heating boiler, radiator, window and door to the conservatory, door to:

### Bathroom 6'9" x 6' (2.06m x 1.83m)

Modern white suite comprising of bath with shower over, pedestal hand wash basin and W.C. Heated towel rail and double glazed window to the side.

### Lean to Conservatory 9' x 3'8" (2.74m x 1.12m)

Fitted breakfast bar, plumbing for washing machine, door to the rear garden.

### First Floor Landing

Doors to all bedrooms

### Bedroom One 15'5" 11'3" (4.70m 3.43m)

Radiator, two double glazed windows to the front.

### Bedroom Two 11'4" x 11'8" (3.45m x 3.56m)

Radiator and double glazed window to the rear.

### Bedroom Three 10'9" x 9'5" (3.28m x 2.87m)

Radiator and double glazed window to the rear.

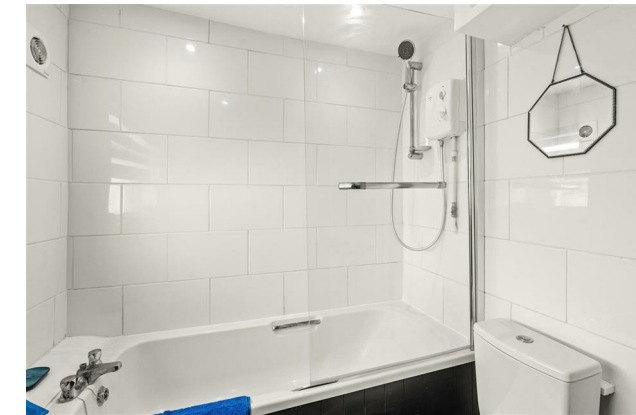
### Outside

Traditional terrace style garden to the front.

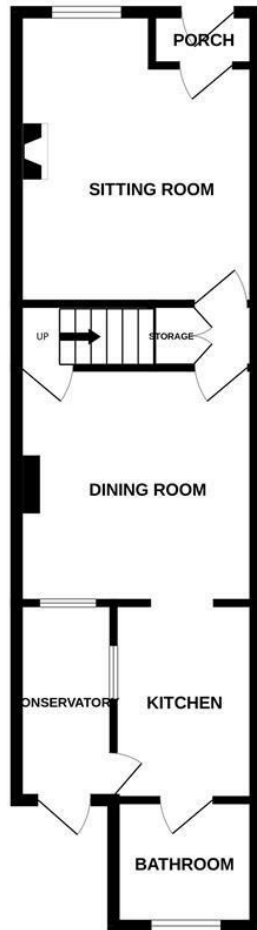
Good sized low maintenance bisected garden to the rear laid to lawn and patio, enclosed by fencing and having a garden shed to the rear.

### Agents Note

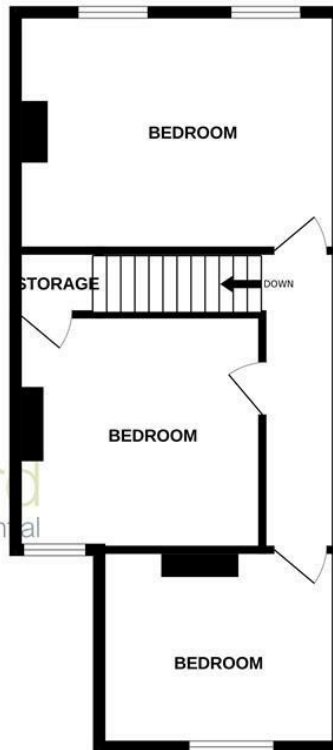
Council Tax band B



GROUND FLOOR

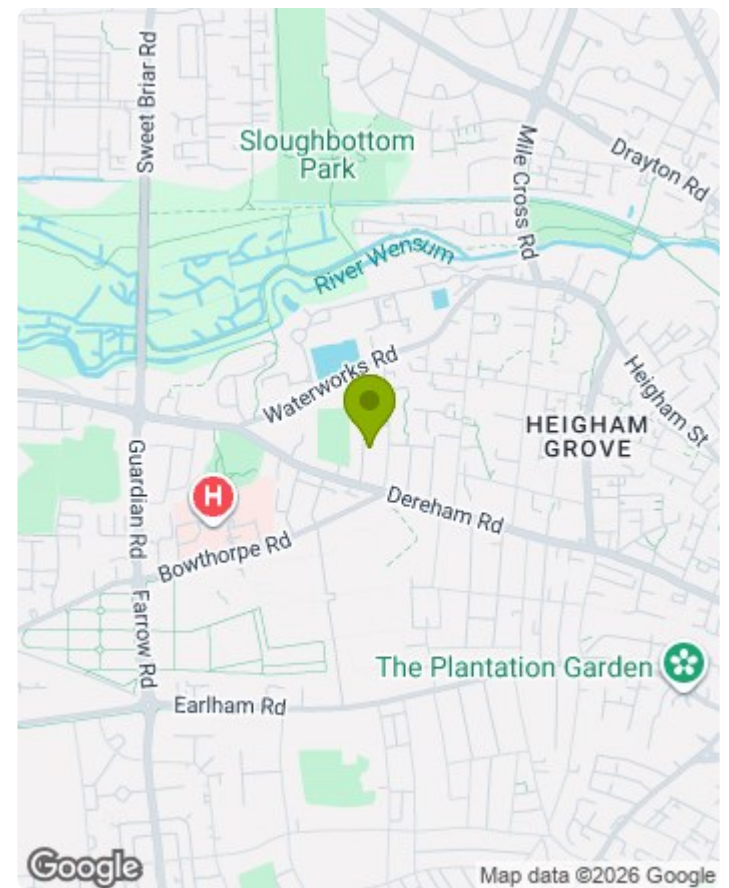


1ST FLOOR



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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	63	
(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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