



**Bury Street**  
**Norwich, NR2 2DL**  
**Guide Price £325,000 - £350,000**

**claxtonbird**  
residential



## Bury Street, Norwich, NR2 2DL

\*\*\* Launch Event Saturday 17th January - Strictly By Appointment Only \*\*\* Guide Price £325,000 - £350,000 \*\*\* Nestled in the Golden Triangle, this beautifully modernised house offers an exceptional opportunity for those seeking a stylish and comfortable home in a desirable location. Upon entering, you are welcomed into a bright and airy open-plan reception room that creates a seamless flow throughout the accommodation. The heart of the home is undoubtedly the stunning fitted German kitchen, crafted to a high standard and equipped with modern appliances, making it a delightful space for everyday use. On the first floor, you will find two well-proportioned bedrooms, one of which features a dressing room and a practical en-suite. Additionally, there is a staircase leading to a loft bedroom, providing extra living space. Further benefits include double glazing and a newly fitted gas central heating boiler, ensuring energy efficiency throughout the year. Situated just off Unthank Road, this sought-after location offers easy access to a variety of local amenities while being at the heart of a vibrant community.

### Open Plan Reception Room 24'9 x 12'0 (7.54m x 3.66m)

Entrance door, double glazed windows to front and rear aspect, decorative fireplace, stairs to first floor and radiator.

### Kitchen 10'7 x 6'2 (3.23m x 1.88m)

Modern fitted kitchen comprising base and eye level units with work surfaces over, inset single drainer sink unit with mixer tap, built-in electric oven with inset electric hob and extractor hood over, built-in dishwasher, built-in microwave, plumbing for washing machine and double glazed window to side aspect.

### Rear Lobby

Built-in cupboard and door leading out to the garden.

### Bathroom

Modern suite comprising shower cubicle, bath with telephone style mixer tap, wash hand basin set in vanity unit, WC, part tiled walls, towel rail radiator and double glazed window to rear aspect.

### First Floor Landing

Doors to both first-floor bedrooms and stairs to loft bedroom.

### Bedroom 11'1 x 10'7 (3.38m x 3.23m)

Double glazed window to front aspect, built-in double wardrobe and radiator.

### Bedroom 10'9 x 9'0 (3.28m x 2.74m)

Double glazed window to rear aspect and radiator. Door to:

### Dressing Area

Fitted wardrobes and door to en suite.

### En Suite

Suite comprising shower cubicle, wash hand basin set in vanity unit, WC, fully tiled walls, radiator and double glazed window to rear aspect.

### Loft Bedroom 11'1 x 10'7 (3.38m x 3.23m)

Velux windows to front and rear aspect, access to eaves storage, spotlights and radiator.

### Front Garden

Traditional terrace-style garden enclosed by wall and railings with gated access leading to the entrance door.

### Rear Garden

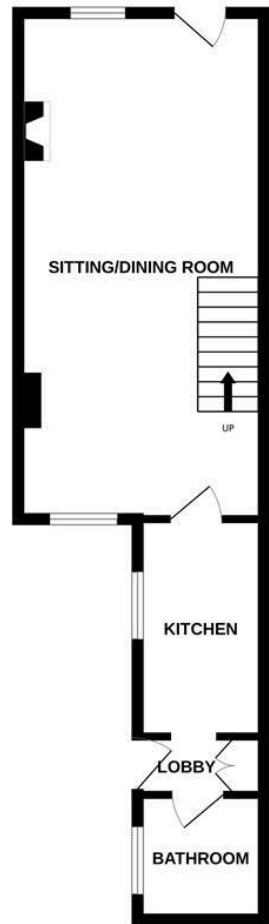
Enclosed courtyard garden with outbuilding.

### Agents Note

Council Tax Band B



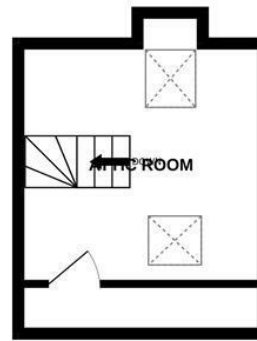
GROUND FLOOR



1ST FLOOR

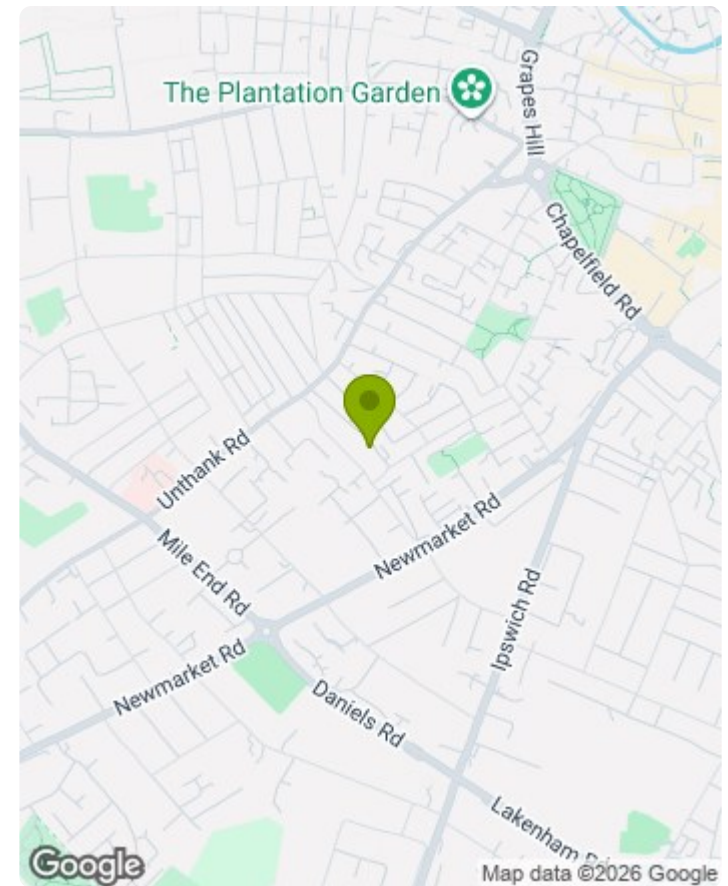


2ND FLOOR



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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 errors, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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