



Connaught Road  
Norwich, NR2 3BP

Guide Price £350,000 - £375,000

claxtonbird  
residential

## Connaught Road, Norwich, NR2 3BP

\*\*\* Launch Event Saturday 2nd May - Strictly By Appointment Only \*\*\* Guide Price £350,000 - £375,000 \*\*\* ClaxtonBird are pleased to present this three-bedroom over the passage terrace house, renovated to a high standard and offered with no chain, providing wonderfully bright and inviting accommodation, making it the perfect retreat from city living. Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the thoughtfully curated kitchen, which is fully equipped for ease of use and functionality. Completing the ground floor is a practical utility area and a contemporary bathroom suite. The first floor provides two well-proportioned over the passage bedrooms, with one boasting a wonderful en-suite and providing access to the converted loft bedroom. This loft space provides stunning views over popular city landmarks, adding a unique touch to this lovely home. Throughout this home, you will find beautiful features such as stripped wooden floors, exposed brick walls, and elegant fireplaces, all enhancing its charm and character. Externally, the property benefits from a private, non-bisected rear garden, ideal for relaxing or entertaining. This chic home is a must-see, offering a peaceful location with a host of amenities nearby.

### Sitting Room 11'6 x 11'10 + bay window (3.51m x 3.61m + bay window )

Entrance door, double glazed bay window to front aspect, cast-iron wooden burner with tiled hearth, feature exposed brick wall, spotlights, stripped wooden floor and contemporary radiator.

### Lobby

Stairs to first floor.

### Dining Room 11'5 x 1'07 (3.48m x 0.48m)

Upvc double glazed window to rear aspect, understairs storage cupboard, stripped wooden floor, wall lights, spotlights and contemporary radiator.

### Kitchen 19'5 x 6'2 (5.92m x 1.88m)

Stunning fitted kitchen featuring a wide range of wall and base units with quartz work surfaces over, inset twin bowl butler sink with mixer tap, a freestanding Range Master cooker with extractor hood over, built-in fridge freezer, built-in dishwasher, tiled floor, spotlights, radiator, double glazed window to side aspect and door leading out to the garden.

### Utility Area

Quartz work surface with plumbing for washing machine beneath, wall unit housing the gas central heating boiler, and spotlights.

### Bathroom

Contemporary suite comprising bath with mixer tap and rainfall shower over, wash hand basin set in vanity unit with mixer tap, WC, spotlights, towel rail radiator and double glazed window to side aspect.

### First Floor Landing

### Bedroom 14'6 x 11'9 (4.42m x 3.58m)

Two double glazed windows to front aspect, exposed brick wall, spotlights, stripped wooden floor and an upright contemporary radiator.

### Bedroom 14'6 x 10'8 (4.42m x 3.25m)

Double glazed window to rear aspect, decorative fireplace with tiled hearth, stripped wooden floor, upright contemporary radiator, sliding door to en suite and access to loft bedroom.

### En Suite

Walk-in shower cubicle with rainfall shower over, wash hand basin set in vanity unit with mixer tap, WC, upright towel rail radiator and double glazed window to rear aspect.

### Loft Bedroom 13'4 x 12'4 (4.06m x 3.76m)

Double glazed window to rear aspect and radiator.

### Front Garden

Laid to paving with gravel borders and gated pathway leading to the entrance door.

### Rear Garden

Fully enclosed non bi-sected garden laid to artificial lawn with decked terrace area featuring built-in seating, outdoor lighting and external studio.

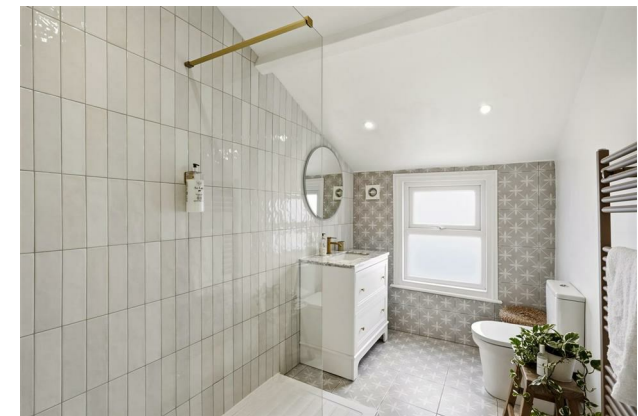
### Studio/Home Office

Insulated, power, dimmable lighting, ethernet connection and electric wall-mounted radiator.

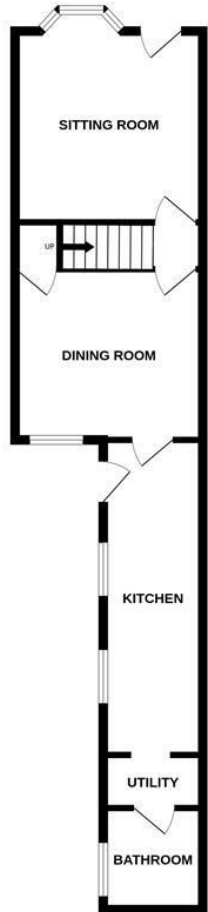
### Agents Note

Council Tax Band B

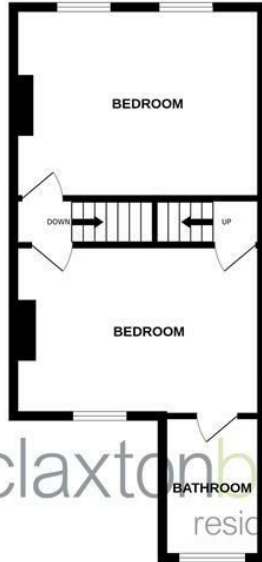
We have been informed by the vendor that the loft conversion was carried out prior to building regulations being required. Speak to agent for further information.



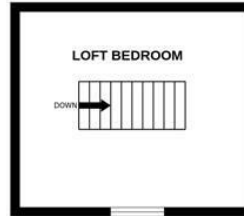
GROUND FLOOR



1ST FLOOR

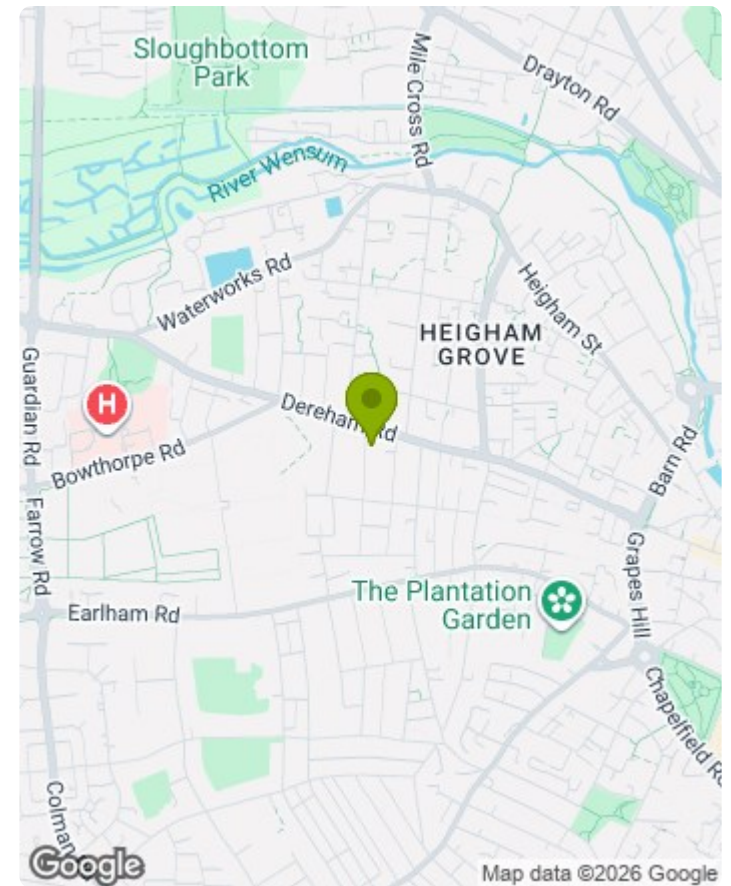


2ND FLOOR



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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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ClaxtonBird Residential  
134 Unthank Road  
Norwich  
NR2 2RS

Tel: 01603 733002  
Email: norwich@claxtonbird.co.uk  
www.claxtonbird.co.uk

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